DAFYDD HARDY
PRYNU · GWERTHU · GOSOD BUY · SELL · LET



1 Menai Quays, Menai Bridge, Anglesey LL59 5DB

Offers in the Region of: £295,000
EPC Band: C

The Grade II apartment feels open and spacious as you enter the large Living/Dining Room area, with a modern Kitchen complimenting the room. The former warehouse building has been sympathetically converted into apartments, whilst retaining many of its original features. Situated in the heart of Menai Bridge and only a very short walk to both the town centre and Menai Strait, its perfect for those looking to embrace all the town has to offer. The apartment can be found on the ground floor, and benefits from a large basement storage room and can be accessed from both sides of the building. The Kitchen has modern units and features integrated NEF dishwasher, Whirlpool washing machine, NEF 5-ring gas hob, Hotpoint Microwave and BOSCH oven. The two bedrooms lead off the Living Room, both having fully tiled en-suites with heated towel rails, separate showers, and baths. The property is heated via Gas Central Heating and has Double Glazing with an intercom system. The accommodation briefly comprises of: Entrance Hall, WC, Living/Dining Room, Kitchen, Two Bedrooms both with En-Suites; Basement Storage area.

Hall	
WC	
Living/Dining Room	*4.74m x 8.08m (15'7" x 26'6") approx. area*
Kitchen Area	*3.13m x 2.92m (10'3" x 9'7") approx. area*
Bedroom 1	*6.37m x 3.93m (20'11" x 12'11") max. dimensions L shaped*
En-Suite	*2.35m x 2.28m (7'9" x 7'6")*
Bedroom 2	*6.37m x 4.02m (20'11" x 13'2") max. dimensions L shaped*
En-Suite	*2.35m x 2.29m (7'9" x 7'6") max. dimensions L shaped*
Basement Storage	*11.87m x 8.19m (38'11" x 26'10") max. dimensions*

Outside

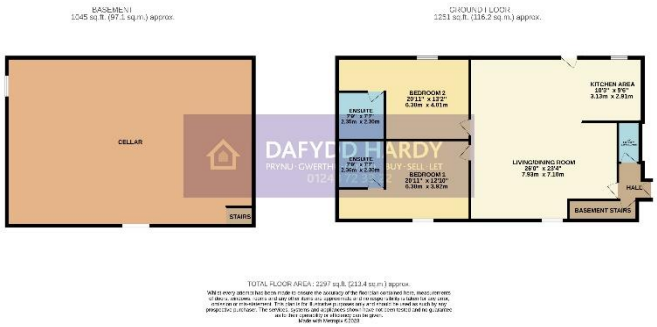
There is a parking space for one car.

Council Tax

The property is council tax band E.

Accommodation & Amenities

- 2 Bedroom Waterside Apartment
- A Grade II Listed Former 19th Century Warehouse
- Impressive Open Plan Sitting/Dining/Kitchen
- Both Bedrooms En-suite w/Bath & Shower
- Modern Kitchen w/ Breakfast Bar
- Double Glazing & Gas Central Heating
- One Parking Space
- Large Basement Storage Area
- Menai Strait a Very Short Walk
- Perfect For Amenities and Town Centre



Directions

Proceed over the suspension bridge, taking the second exit at the roundabout towards the town centre. On reaching the town square, turn right into Water Street and continue past the Liverpool Arms turning right into Menai Quays where you will find the property on your left hand side.

Services

We are informed by the seller this property benefits from Mains Water, Gas, Electricity and Drainage.

Heating

Gas Central Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is leasehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title. The lease is 999 years from 2007. The vendor has informed us that the ground rent is £201pa and increases every 10 years, the annual service charge is £819pa, the sink fund is £200pa.

















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