



Casita

Allt Goch Bach, Beaumaris, LL58 8YW

Prices From £365,000



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Overview

Joan Hopkin Estate Agents are proud to be instructed in the sale of Casita, an unique and prestigious development of 35 brand new apartments, positioned in their own private grounds of over an acre, and enjoying truly panoramic sea views over the nearby Menai Strait, towards the majestic Snowdonia mountain ranges. To be built in two phases, with Phase One now commenced and available to purchase "off plan". The block will be a detached three storey building and provides 5 apartments on each of the first two floors and 4 apartments on the top floor, giving a total of 14 Apartments.

Phase Two will commence on the completion of Phase One, with private parking to be provided for each apartment and the grounds to be carefully landscaped.

Location

Situated on the very edge of Beaumaris town centre, the Apartments enjoy a slightly elevated position to command truly panoramic sea and mountain views. They are within a 10 minute walk of the sea front, Edward 1st's historic Castle, the sea front and Pier. Beaumaris provides a quality bespoke range of facilities to include renowned restaurants and Hotels as well as local shops catering for most local needs. Casita is a 5 mile drive to Menai Bridge and about 8 miles to the University City of Bangor.

Specification

From the electric security gated entrance to the electric car charging points, each Apartment will be finished to a high specification to meet all the requirements of modern living. The Apartments will

include aluminium bi fold doors and glass and stainless steel juliette balconies, Neff cooking appliances, herringbone laminate flooring to the kitchen and bathrooms and Worcester Bosch electric hot water radiators with phone app controls. There will be an intercom security entrance system for peace of mind and USB and tv/ethernet points to all rooms.

The top of the range kitchen fittings will have Quartz worktops and upstands, wine cooler, Quooker boiling mixer tap, full height fridge/freezer, dishwasher and Utility area with washing machine and dryer.

All bathrooms will have a shower provided with Grohe rainfall showers and the main bathroom will have a separate shower and bath.

The quality bathrooms will have a separate shower and bath in the main bathrooms and Grohe rainfall shower fitting.

Price List

LOWER GROUND FLOOR

Apartment 1 £370,000

Apartment 2 £415,000

Apartment 3 £495,000

Apartment 4 £415,000

Apartment 5 £365,000

GROUND FLOOR

Apartment 6 £375,000

Apartment 7 £420,000

Apartment 8 £510,000

Apartment 9 £420,000

Apartment 10 £370,000

FIRST FLOOR

Apartment 11 £685,000

Apartment 12 £525,000

Apartment 13 £450,000
Apartment 14 £385,000

Services

All apartments will have a mains water, drainage and electricity supply.
Worcester Bosch efficient electric heating systems with pressurised water tank.
Electrically operated gated entrance with intercom security system and key fob entry.
Smoke and fire alarm systems to all apartments, and communal areas having a mist sprinkler system.
LED downlights throughout and ethernet/tv points to all rooms and USB charging points.
Electric car charging points.

Developers & Warranty

Local and well regarded local Company, Britannia Homes Ltd of Menai Bridge.
10 year New Build-Zone Warranty and 2 year Britannia Homes warranty.

Management

Casita will be managed by the Britannia Homes Ltd until such time as the final apartment is sold

whereby the freehold will be offered to the apartment owners to create their own management company.

Tenure

An 250 year lease will be given at a service charge of £1.50 per square foot and ground rent of £250 per annum.

Reservation

A buyer can reserve an Apartment for the payment of £1000.00 (non refundable). Exchange of Contracts will take place 28 days after reservation, with completion of the sale on completion of the apartment.
Reservations for Phase One only are currently on offer.



Road Map




Hybrid Map



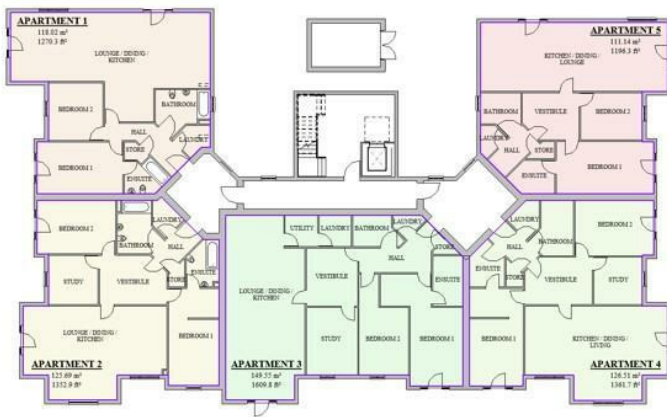
Terrain Map

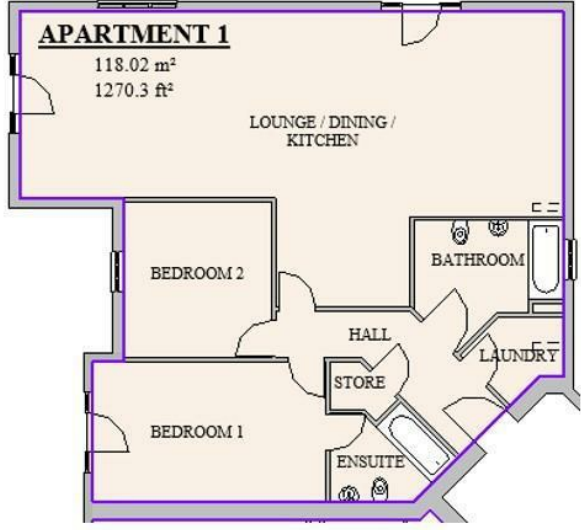


Floor Plan



09021 – CASITA, BEUMARIS
PROPOSED LOWER GROUND FLOOR APARTMENTS
 09021.CCE.ZZ.LGF.404001.C.20.0001.S1.P02_LGF_APART_1





APARTMENT 1
 118.02 m²
 1270.3 ft²

PROJECT	ORIGINATOR	VOL	LOC	TYPE	ROLE	CLASSIFICATION	NO.	SUITABILITY	REVISION
09021	CCE	ZZ	LGF	40:40:01	C	20	0001	S1	P02
ORIGINATOR		DATE		SCALE		ORIGINAL SIZE			
E.H		01/11/22		1:100		A3			

Viewing

Please contact our Beumaris Office on 01248 810847 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.