JOAN HOPKIN
ESTATE AGENTS









17 Glyn Garth Court, Menai Bridge, LL59 5PB

£245,000

A spacious 8th floor apartment enjoying unrivalled and panoramic 180 degree views from the Great Orme to the east, over the Menai Straits and the majestic Snowdonia mountain ranges, westwards towards the Menai Suspension Bridge. The spacious 2 bedroom accommodation provides for a hallway with cloakroom off with WC, 23 foot open plan living/dining room with access to the balcony, 2 double bedrooms and bathroom. The apartment has a designated parking space for 1 car and access to communal gardens.

A nicely appointed Apartment ideal for retirement being double glazed and with electric heating and communal lift system.

Communal Hall
With lift to the 8th floor.

Inner Hall
Shared with No 17 & 18

Private Reception Hall 10'0" x 6'6" (3.06 x 2.00)



Large enough to be used as a small study area and with a door to the kitchen and living area

Cloakroom 6'3" x 4'1" (1.91 x 1.27)
With vanity cupboards enclosing a wash basin with large mirror over. WC , wall cupboard.

Living/Dining Room 23'2" x 11'8" (7.07 x 3.57)





The centrepiece room of the apartment having near fully glazed frontage to give absolutely breath taking 180 degree views from The Great Orme to the east over Bangor Pier and westwards to include the Menai Suspension Bridge all under the backdrop of the imposing Snowdonia mountain ranges. There is also a door to a balcony for sunny days.
The living area has a false fireplace surround, and there is ample space for a large dining table.

Kitchen 9'6" x 8'11" (2.91 x 2.73)



Having a range of base and wall units in a white painted finish with worktop surfaces and tiled surround. Electric cooker point. Stainless steel sink unit under a rear aspect window.

Inner Hallway
Leading to

Bedroom 1 14'6" x 13'7" (4.43 x 4.16)



With fully glazed frontage to frame the panoramic sea and mountain views. 4 door fitted wardrobe with cupboards over. Storage heater.

Bedroom 2 10'4" x 8'10" (3.15 x 2.70)



With fully glazed rear elevation, storage heater.

Bathroom 10'0" x 6'7" (3.05 x 2.02)



Having a white suite comprising of a jacuzzi bath with electric shower over, wash basin and WC. Cupboard housing the hot water cylinder with shelving, fully tiled walls with wall mirror, electric towel rail.

Outside

A private access serving the development gives open guest and owner parking to the rear. The drive continues into the basement garage with designated parking bay for apartment 17. Within the basement garage there is a bin store/recycling room and further store room.
The gardens are communal, being maintained as part of the service charges, which provide a most attractive seating area on the shores of the Menai Strait.

Services

Mains water, drainage and electric.
Part underfloor heating and part storage heaters.
Double glazed windows.

Annual Charges

The property is held on the residual of a 999 year leasehold basis from 1966 with a service charge for 2025 of £4,153.42 to cover such items of lift service charge, entry phone system, electric for lifts and other common parts, external insurance of the block, garden maintenance, ground rent and sinking fund. The service charge also includes employment of a janitor and a part time gardener. The building is managed by a property management company.
Each of the 38 Leaseholders benefit from a share in the Freehold (Glyn Garth Court Flats Ltd).

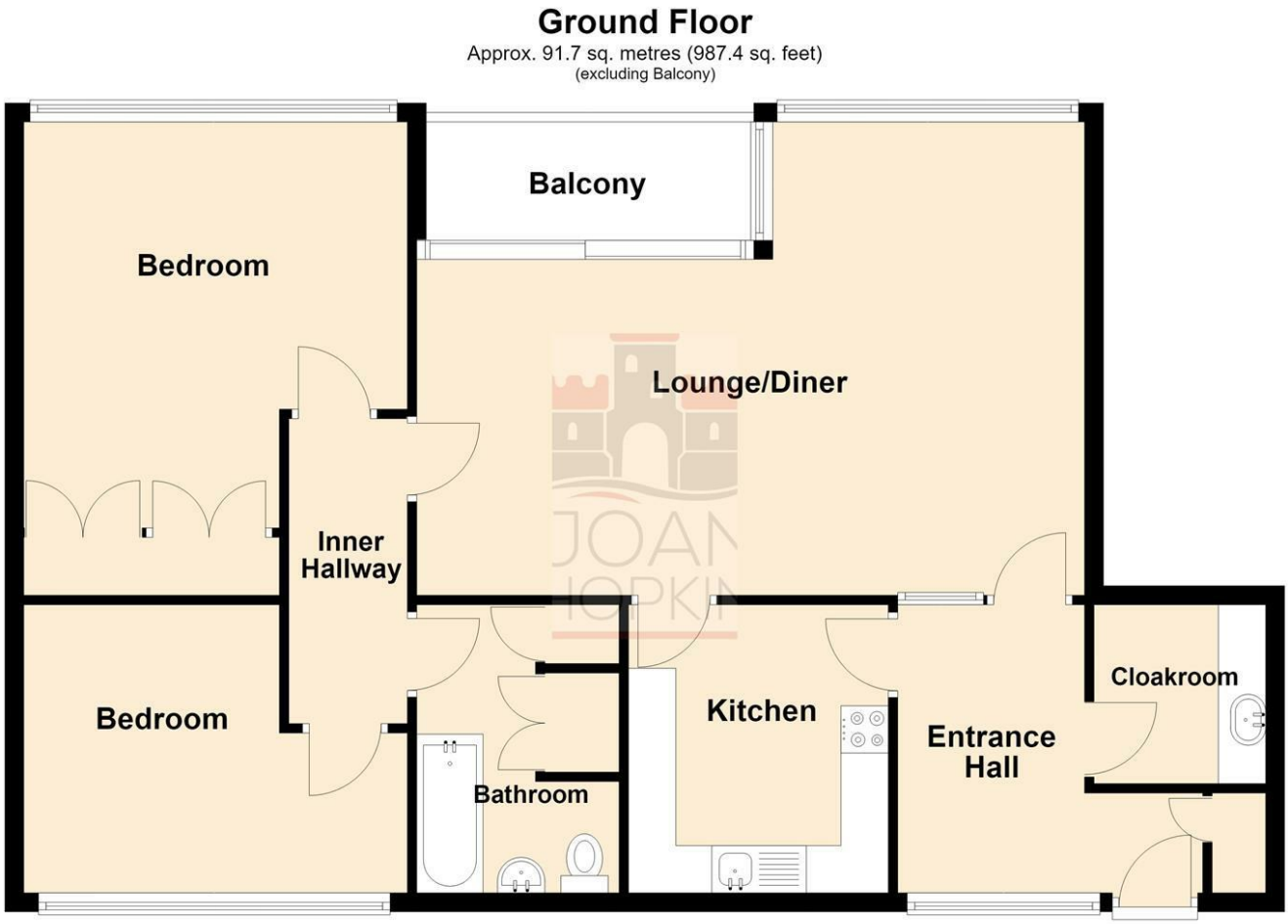
Council Tax

Band E

Energy Efficiency

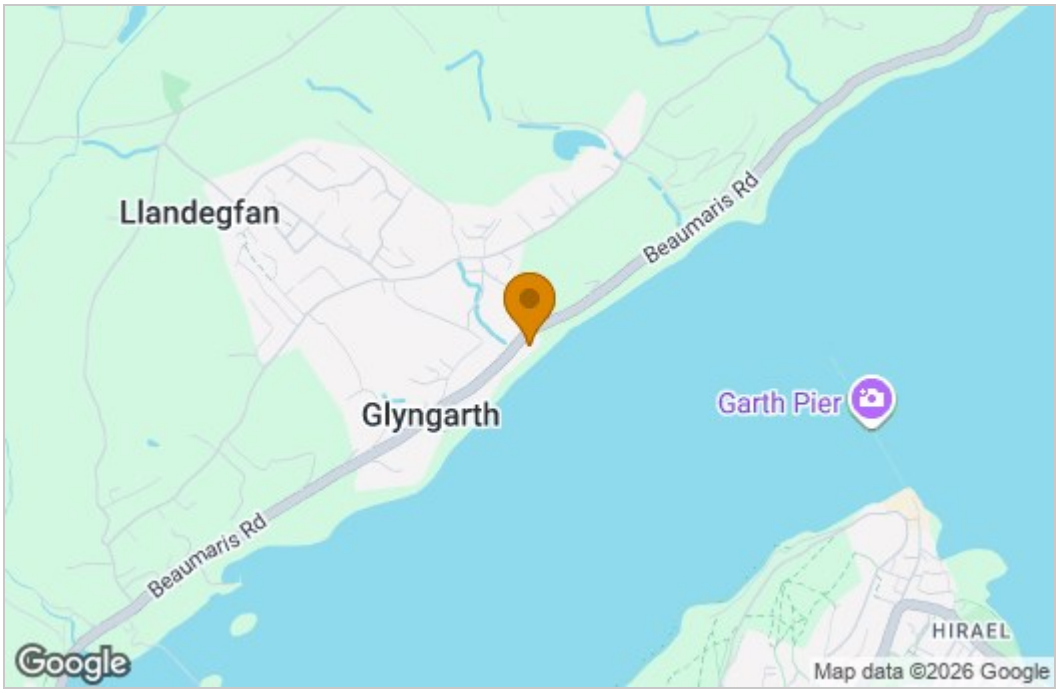
Band E

Floor Plan

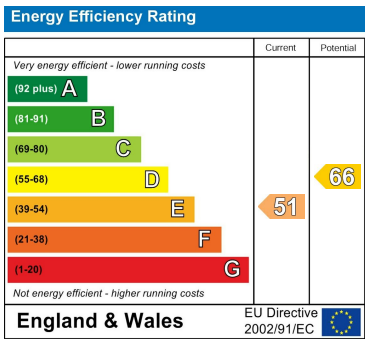


Total area: approx. 91.7 sq. metres (987.4 sq. feet)

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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