



3 Cadnant Court, Beaumaris, LL58 8AL

£245,000

A well appointed and spacious two bedroom ground floor apartment, situated in a small and quiet development off the main high street, yet only a stone throw away from the surgery, pharmacy, library, leisure center, sea front and general local amenities.

Cadnant Court is a select development of nine purpose built apartments and each one benefits from a garage and additional off road parking. This apartment over recent years has been modernised to a good standard, to include a recently fitted modern kitchen and a shower room/WC. Benefiting from uPVC double glazing with fitted internal shutter/blinds and gas central heating.

Considered an ideal retirement property - Internal Viewing Recommended.

Accommodation



There are two entrances, one being communal to the front and a private rear access.

Entrance

Recessed private entrance with access to meter cupboard and uPVC double glazed entrance door to hallway.

Inner Hall

Radiator, telephone connection, two ceiling light points and built-in linen cupboard with timber slatted shelving.

Living/Dining Room 17'4" x 14'7" (5.28 x 4.45)



With four PVC double glazed sash windows to give good natural daylight and a pleasant views of the Catholic Church (fitted shutters to all windows). Two radiators, TV point, answer phone for the front door, spacious under stairs store cupboard with consumer unit.

Kitchen/Breakfast Room 14'1" x 9'9" (4.28 x 2.96)



Modern Wren kitchen with quality appliances to include: Integrated AEG slimline dishwasher, AEG induction hob with stainless steel canopy extractor over, Bosch microwave, AEG double oven and under counter space for washing machine and tumble dryer. Fitted with duck egg blue fronted soft close doors and drawer units finished with marble effect work tops and splash backs. Inset stainless steel sink unit with mixer tap. Two PVC double glazed sash windows giving a good amount of daylight with fitted shutters. Laminated wood floor covering, radiator, carbon monoxide alarm and eight directional lights to ceiling. Cupboard housing wall mounted Worcester gas condensing combination boiler.

Bedroom 1 12'5" x 10'4" (3.78 x 3.16)



Double bedroom with recess wardrobe with fitted shelving. Radiator, TV point and uPVC double glazed sash window with fitted shutters.

Bedroom 2 10'9" x 7'2" (3.27 x 2.18)



A single bedroom with uPVC double glazed sash window with fitted shutters. Radiator and pendant light.

Shower Room/WC 7'3" x 5'4" (2.20 x 1.63)



With a modern suite in a white comprising of a corner shower unit with curved glazed door, tiled surround and electric shower unit, wash hand basin with large mirror, front cabinet over, w.c. Towel radiator, extractor fan.

Outside



The property has a single garage (in a block of 9) as

well as a space for a further car in the gated private parking area.

Service

All mains services connected.
Gas central heating.

Leasehold

Leasehold. The apartment holds a 999 year lease from 12th August 1983. The apartment owner also holds a share in the freehold via Cadnant Court (Beaumaris) Ltd. There are a total of 9 shares. The current annual charges are understood to be £800 per annum (TBC by the management Company).

Energy Performance Rating

Band C.

Council Tax

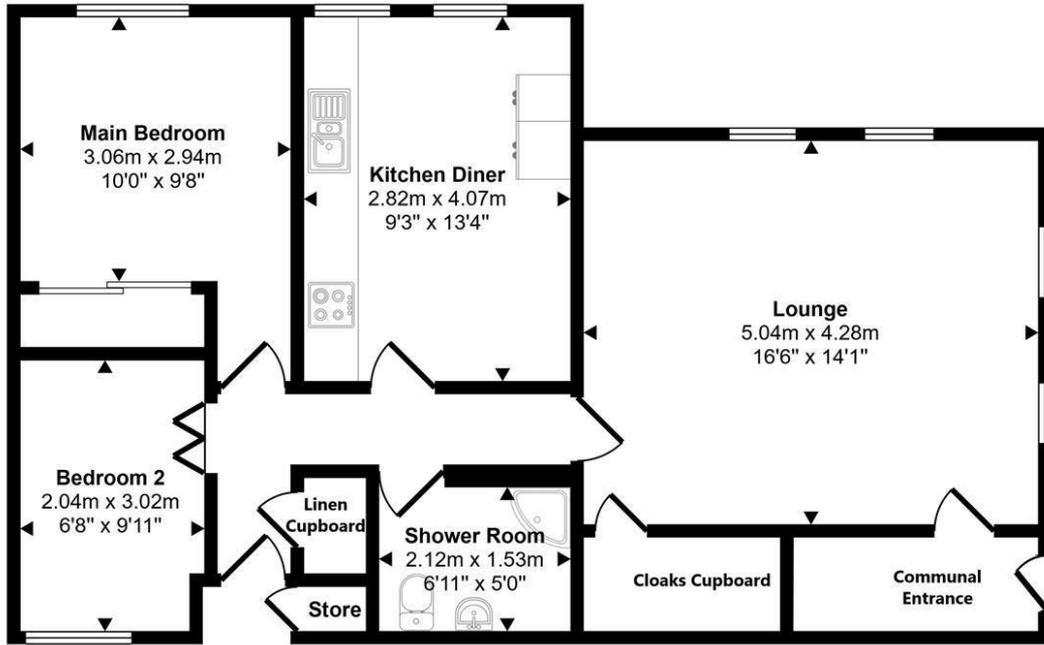
Band D.

Agents Note

Commercial holiday letting is not allowed at Cadnant Court.

Floor Plan

Approx Gross Internal Area
69 sq m / 743 sq ft



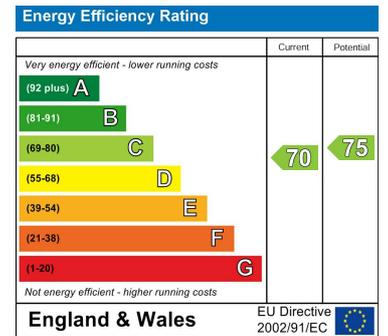
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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