



## **6 Victoria Terrace, Beaumaris, LL58 8BU**

**No Onward Chain £395,000**

SOLD SUBJECT TO CONTRACT BY JOAN HOPKIN ESTATE AGENTS

A superbly positioned split level ground floor apartment, being one of the larger ground floor flats, extended to the front, and enjoying a prominent sea front location to enjoy panoramic views over the Menai Strait and Snowdonia mountains. This two bedroom apartment forms part of arguably the finest residential building in Beaumaris being a Grade 1 listed building designed by Thomas Hanson and retains a host of original well maintained features such as the circular and ornate hall ceiling, high lounge ceilings and one foot deep skirting boards. The accommodation includes a superb lounge/diner, two bedrooms, refurbished modern en-suite and shower room/WC, newly fitted kitchen and gas central heating system.

Communal grounds and store shed - Viewing Recommended and No Onward Chain.

**Reception Hall 9'8" x 8'2" (both max) (2.95 x 2.50 (both max))**



Having a superb feature of this terrace's architecture, with an outstanding circular ornamental ceiling and curved doors to the two wall cupboards as well as curved one foot skirting boards. Wall light point and timber glazed door opening to the inner hall.

**Inner Hall**



With short stairs down to the kitchen and up to the bedrooms, radiator, telephone connection, picture rail and digital thermostat.

**Lounge 19'11" x 18'1" (6.06 x 5.51)**



Spacious and light living room with high ceilings (10'9") and two front arched windows enjoying a southerly outlook over the Menai Strait and a further third side window having an easterly view towards the Great Orme. This room has decorated ceiling cornices and central ceiling rose, together with picture rail. All skirting boards are original one foot high timbers. Feature timber surround fireplace, three radiators, five wall lights, tv connection.

**Lower Hall**

With large walk in understairs storage room with electric meter.

**Kitchen/Breakfast Room 13'1" x 12'1" (3.98 x 3.68)**



Newly fitted kitchen with a range of base and wall units with ample wood effect worktop surfaces, breakfast bar and tiled surround. Integrated eye level Neff oven and Bosch ceramic hob with extractor hood over. Franke one and a half bowl stainless steel sink unit, and recess for a washing machine. A feature of the kitchen is that the original three 'walk in' pantry cupboards have been retained, one with shelf, second providing space for a stand up fridge freezer and a third with a radiator to serve as a linen cupboard. Radiator, laminated wood flooring and three downlights. External door and window overlooking the rear courtyard gardens.

**Shower Room/WC 9'0" x 6'8" (2.74 x 2.03)**



Recently refurbished having plastic panelled walls and comprising of a white suite to include a double shower cubicle with thermostatic shower controls, vanity wash hand basin and button flush WC. Laminated wood flooring and chrome towel radiator. Window to the rear elevation.

**Bedroom 1 18'3" x 13'0" (5.56 x 3.95)**



A spacious main bedroom with rear aspect window overlooking the rear courtyard garden, wall lights, pendant light, picture rail and radiator.

**Ensuite 9'10" x 2'11" (3.01 x 0.89)**



Recently refurbished having plastic panelled walls and comprising of a shower cubicle with thermostatic shower control, button flush WC and hand basin with mirror over. Laminated wood effect flooring, radiator and extractor. radiator.

**Bedroom 2 9'4" x 6'7" + recess (2.85 x 2.02 + recess)**

With rear aspect window overlooking the rear garden, radiator, picture rail and pendant light. Door to:

**Separate WC 4'9" x 3'7" (1.47 x 1.11)**



Newly fitted with white two piece suite comprising: Pedestal wash hand basin and button flush WC. Vinyl wood effect floor covering.

## Outside



Front garden area, private to the apartment, being mostly paved and a perfect place to sit out to enjoy the panoramic southerly views over the Menai Strait towards the mountains. To the rear is a small private paved area which opens onto the communal courtyard gardens, which is maintained as part of the management agreement. To the rear is a Store Room adjacent to the access to the rear service lane.

## Services

All mains services.

Gas central heating - Worcester gas combi boiler.

## Energy Performance Rating

Band C.

## Tenure

The property is held on a 999 year lease from 1983 with Victoria Terrace Flats (Beaumaris) Ltd. This company is responsible for the running and maintenance of the Building. Directors are appointed annually and a Secretary is employed. The single largest expense is the insurance premium, amounting to almost 70% of the Annual Charge. Each owner has one share in this Company. The annual service charge is £3,300 p.a. Whilst the property can be used as an individual's holiday home, commercial holiday letting is not permitted under the terms of the lease.

## Council Tax Band

Tax Band E.

Floor Plan



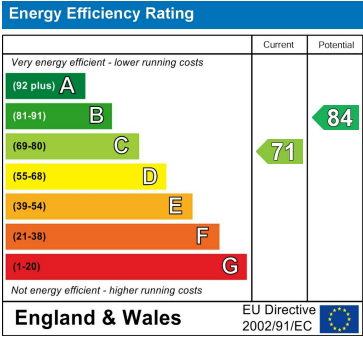
Total area: approx. 124.3 sq. metres (1337.8 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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