



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Our Office Proceed Over The Britannia Bridge Taking The 1st Exit & Follow The Signs For Caernarfon. Continue Down The Incline & At The Roundabout At The Bottom Of The Hill Take The 3rd Exit For Felinheli. Continue Along This Road Into The Village And On Entering The Village Turn Right For The Marina Development Opposite The Former Halfway House Public House. Drive Down And At The Bottom Of The Hill Turn Right Over The Bridge . Drive Up The Hill And Continue Along Into The Development Taking The Second Left Into Ffordd Garnedd & The Flat Can Be Located On Your Left Hand Side.



Disclaimer

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



- Close to Local Amenities
- Double Glazing
- Gas Central Heating
- Off Road Parking
- Recently Fitted Bathroom Suite
- Well Presented Spacious Accommodation
- 1st Floor Apartment
- Easy Walking Distance Of The Marina Tapas Bar & Seafood Restaurant
- Menai Strait Shoreline A Short Walk From The Property
- Ample Resident & Visitor Parking Available



£110,000

Description

Located On The Sought After Marina Development & Within Easy Walking Distance Of The Marina Tapas Bar & Seafood Restaurant Along With The Menai Strait Shoreline Is This Very Well Presented 1st Floor Apartment. The Property Benefits From Upvc Double Glazing & Combi Gas Central Heating & Briefly Comprises Hallway With Storage Cupboard, Open Plan Lounge/Kitchen/Diner, 2 Double Bedrooms & Recently Fitted Bathroom Suite. Externally A Small Lock Up Storage Is Available With Easy Access To The Communal Garden Area Together With Ample Resident & Visitor Parking. The Apartment Would Make An Ideal 1st Time Purchase, Bolt Hole Or Investment Property

Service Charge: £180 per month. This includes all maintenance on buildings, gardens, windows doors and lighting.

The proprietor will also own a share in the company so ground rent does not have to be paid.

998 years left on the lease.

Lounge/Kitchen/Diner L Shaped 6.79m (22' 3") x 5.39m (17' 8")Max

Bedroom 1 3.30m (10' 10") x 3.32m (10' 11")

Bedroom 2 3.31m (10' 10") x 3.20m (10' 6")

Bathroom 2.27m (7' 5") x 1.97m (6' 6")



Council Tax & EPC

Council Tax Band: B 2018/2019 £1,183.26 EPC : D

Energy Performance Certificate HM Government

76, Flordd Garnedd, Y FELINHELLI, LL56 4QY

Dwelling type: Mid-floor flat Reference number: 9898-0050-7274-4936-9934
 Date of assessment: 11 April 2016 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 11 April 2016 Total floor area: 69 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,956
Over 3 years you could save	£ 648

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 150 over 3 years	You could save £ 648 over 3 years
Heating	£ 1,366 over 3 years	£ 849 over 3 years	
Hot Water	£ 345 over 3 years	£ 309 over 3 years	
Totals	£ 1,956	£ 1,308	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)	68	78
E (39-54)		
F (21-38)		
G (1-20)		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 432	✓
2 Low energy lighting for all fixed outlets	£25	£ 87	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 132	✗

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

