



23 Isallt Lodge Trearddur Bay LL65 2QF
Leasehold Flat/Apartment
£205,000

Impressive Ground Floor Apartment Having Been Refurbished By The Current Owners

3 Bedrooms/1 Bathroom/1 Reception

Open Plan Lounge/Diner Kitchen

Within Walking Distance Of Village Amenities & Nearby Beach & Coves

Communal Parking & Gardens

Services Mains Electric, Mains Water, Mains Drains, Central Heating Electric

Property Summary

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 of 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.

An Impressive Ground Floor Apartment Having Been Recently Refurbished By The Current Owners With Communal Parking And Generous Communal Grounds & Being Within Walking Distance Of Trearddur' s Thriving Village Centre And Superb Beach. Boasting No Onward Chain, This Is A Great Opportunity To Acquire An Ideal Holiday Home/Investment Or Be Equally Suitable As A Low Maintenance Base To Live In Full Time.

Benefitting from electric panel central heating & double glazing the accommodation briefly comprises front door into hallway with built in cupboard and doors leading off into all rooms comprising open plan/lounge/diner kitchen with sliding doors leading out to communal gardens and a useful built in storage cupboard with an opening through into the kitchen area comprising base and wall storage cupboards, built under electric double oven with touch control hob and glass chimney style extractor over, space for upright fridge/freezer, washer and dishwasher, window to rear aspect overlooking gardens and complimentary tiled splashback.

Continuing off the hall are doors leading off into bedroom 1 with built in wardrobe and window to front aspect, bedroom 2 with window to front aspect, bedroom 3 with window to front aspect and completing the accommodation is the bathroom suite briefly comprising panelled bath with electric shower and glass screen, low flush wc, pedestal wash hand basin, chrome heated towel rail, complimentary tiled walls and low maintenance floor covering.

Agents Notes

Pictures Displayed Are Current & Previous When Furnished

Exterior

Communal parking and sizeable communal grounds.

Service Charge

We understand an annual service charge is payable to the Isallt Lodges Management Committee (Trearddur Bay) Ltd covering external maintenance of buildings and grounds including building insurance and ground rent. We understand the service charge for 2023 is in the region of £1,270 per annum. Interested purchasers should seek clarification of this from their Solicitor.

Tenure

We understand the apartment is leasehold held on a lease being the balance of a 999-year lease from 25th March 1979. Interested purchasers should seek clarification of this from their Solicitor.

Council Tax Band C

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Exact Location

what3words ///speedily.machine.resonates

Location

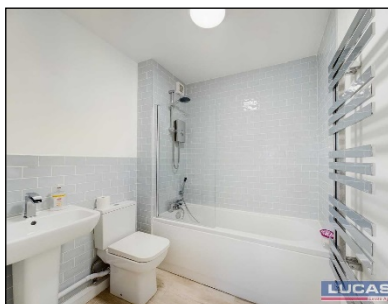
The apartment is situated in a popular residential location within short walking distance of Trearddur' s stunning beach and village centre, which offers an excellent range of amenities which briefly include 2 well regarded hotels/restaurants/public houses, a convenience store, Chinese restaurant, 2 other public houses, a 9-hole golf course together with Holyhead's well regarded 18-hole links golf course. The coastal holiday resort of Trearddur is convenient for the excellent out-of-town shopping offered on the outskirts of Holyhead town together with Holyhead town centre, the A55 Expressway and Holyhead port which offers an excellent and regular ferry service to Ireland.

AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

Note to Customers

Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT. Lucas Estate Agents recommend clients/customers to use the financial services of FFP Solutions Ltd. With the consent of the client/customer, their details will be passed on to FFP Solutions Ltd to assist with their financial requirements. Should the client/customer proceed to engage the services of FFP and successfully purchase a product/service then Lucas Estate Agents will receive a referral fee of 50% of any commission earned by FFP Solutions Ltd

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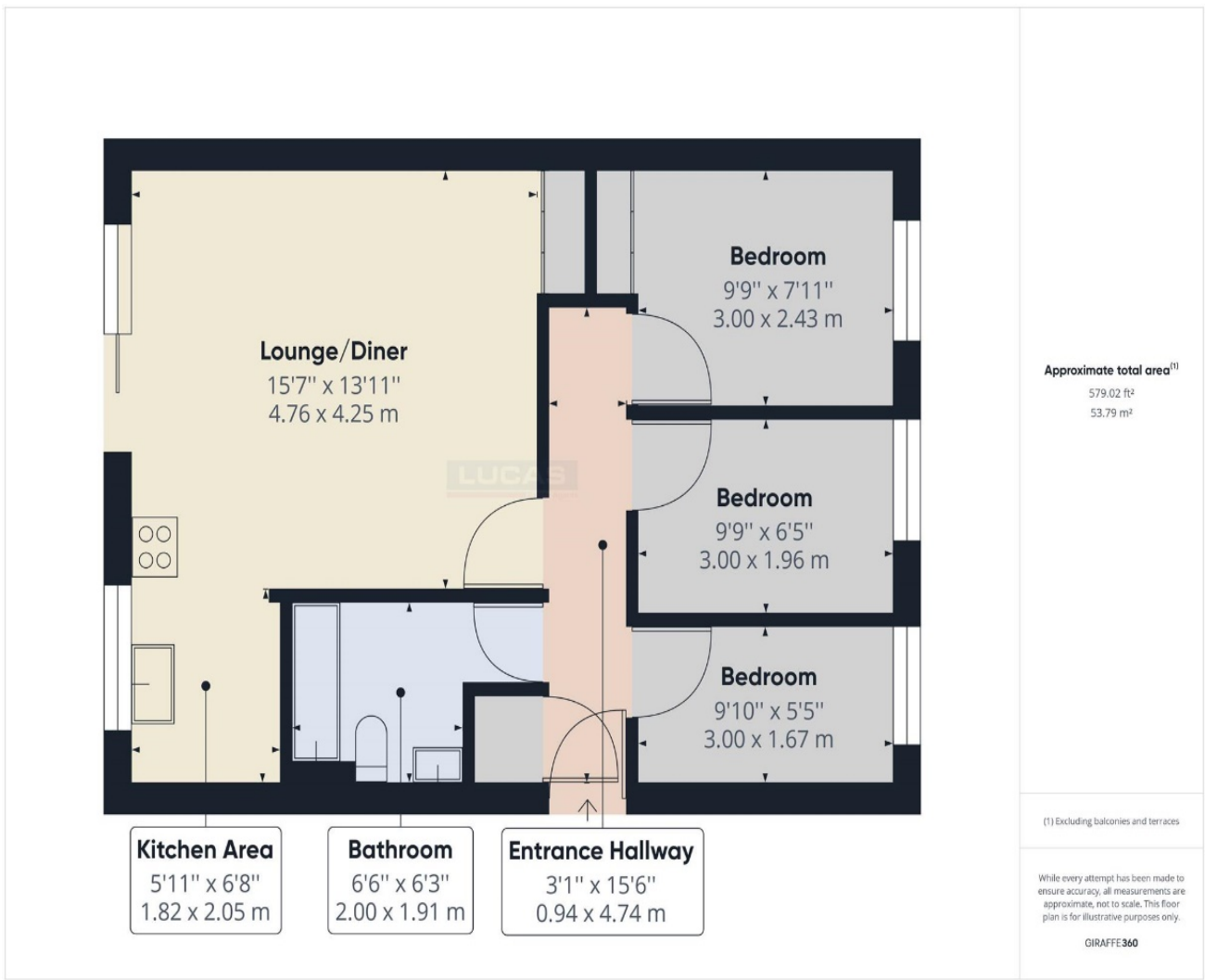


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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<https://find-energy-certificate.service.gov.uk/energy-certificate/8286-6322-6540-6904-4922>



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