



Flat 3 Skerries Holyhead Marina Holyhead LL65 1YA  
 Share of Freehold Flat/Apartment  
 £199,950

- Well-Appointed 2nd Floor Waterside Apartment With Absolutely Stunning Views Of The Coast, Sea, Harbour Area & Holyhead Mountain•

2 Bedrooms/1 Bathroom/1 Reception

- Designated Parking Space & Visitor Spaces & Wheelchair Friendly With Communal Lift Access Via Lobby & Or Stairway

- Remote Sensor Key Fob Access With Entry Phone
- Balcony Terrace Off Open Plan Lounge/Kitchen/Diner Boasting Stunning Views Of The Coast, Sea, Harbour Area & Holyhead Mountain
- Town Centre Is A 15 Minute Walk And An Out-Of-Town Retail Park Is Just A Short Drive Away.

Holyhead Ferry Port And Railway Station Are Both Within Walking Distance

- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired (New Boiler Installed 2032)

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.

## Property Summary

A Well-Appointed 2nd Floor Waterside Apartment With Absolutely Stunning Sea Views Of The Coast, Sea, Harbour, Breakwater Area & Holyhead Mountain. The Apartment Is Finished To A High Standard Throughout & Also Benefits From A Spacious Open Plan Lounge/Kitchen/Diner Together With A Balcony Terrace Off, Boasting Equally Stunning Views. There Is A Designated Parking Space Along With Visitor Spaces & Wheelchair Friendly Communal Lift Access Via Lobby & Or Stairway Using A Remote Sensor Key Fob With Entry Phone. The Marina Apartments Are Perfectly Located For Those Looking For A Coastal Property On The Anglesey Coast. Being Within Only A Few Minutes' Walk To Various Trendy Restaurants And Bars, And Also The Coastal Path And Breakwater Park, It Makes For A Great Waterside Residence & Just A Short Drive Away Are Plenty Of Amenities And Commuter Links, Along With Various Popular Beaches And The Penrhos Nature Reserve. The Town Centre Is A 15 Minute Walk And An Out-Of-Town Retail Park Is Just A Short Drive Away. Holyhead Ferry Port And Railway Station Are Both Within Walking Distance.

The accommodation which benefits from gas central heating (new boiler installed 2023) and double glazing and briefly comprises reception lobby area with lift and stairway leading to upper floors. From the communal landing area an entrance door leads into an L shaped entrance hallway with useful cloaks cupboard, intercom phone, oak doors off into open plan lounge/kitchen/diner with fitted kitchen & recently installed sliding patio doors leading onto the balcony terrace with space for a small table & chairs, bedroom 1 with door through into the en suite bathroom, with built in double wardrobe storage & window to side aspect with super views of Holyhead mountain together with super sea view, bedroom 2 with built in double wardrobe storage & window to side aspect with super views of Holyhead mountain together with sea view, bathroom with doors off bedroom 1 & entrance hallway & briefly comprising panelled bath with glass shower screen, low flush Wc, pedestal wash hand basin, complementary tiled floors & walls & completing the accommodation is a separate utility room with space for washing machine & tumble dryer together with a stainless steel sink.

### Externally

Designated parking together with visitor parking spaces. A door adjacent to the Holyhead marina shop/office leads into the reception lobby with lift and stairway access to all floors.

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### Location

The skerries is a prestigious development positioned on the Marina, adjacent to the Newry Beach Conservation Area and Sailing Club. The Breakwater Country Park and Holyhead Mountain are close by, together with exhilarating coastal and mountain walks. On-site amenities include the Marina Stores and Cafe, 'Langdons' licensed restaurant, Chandlery and clothes shop. The town centre is a 15-minute walk, and an out-of-town retail park is just a short drive away. Holyhead Ferry Port and Railway Station are both within walking distance.

### Service charge £244 PCM

Briefly covers -the management of the building and site - cleaning, maintenance, servicing of lifts, exterior window cleaning, site litter collection etc. also includes building insurance (owners only need contents insurance).

### Ground rent £0

### Council Tax Band E

### Exact Location

what3words ///fade.fingertip.saloons

<https://what3words.com/ways-to-use>

**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.

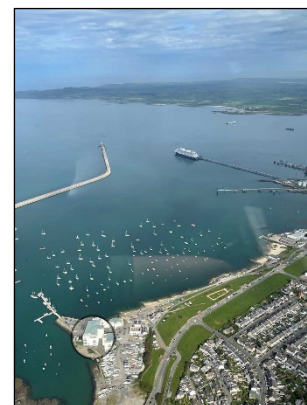
### Note to Customers

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9362-2813-7790-9628-5545>

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