



7 Yr Hen Ysgol Menai Bridge LL59 5HS Leasehold-Apartment £575,000

- Stunning Penthouse Apartment Located In The Sought After Town Of Menai Bridge
- 3 Bedrooms/1 Bathroom/1 Reception
- Sensational South Facing Views Over The Menai Strait. The Historic Town Of Menai Bridge Itself,

Britannia Bridge & Mountains Beyond

- Private Allocated Parking Space With An EV Charge Pont Together With Shared Visitor Parking.
- South Facing Private Wrap Around Balcony With Dual Access From Main Bedroom & Open Plan Lounge/Kitchen/Diner
- Smart Home Package Via App Control Lighting, Climate, Entertainment, Appliances & Home
 Security
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

















Property Summary

Forming Part Of The Exclusive Yr Hen Ysgol Development Is This Stunning Penthouse Apartment Located In The Sought After Town Of Menai Bridge At The Gateway To Ynys Mon. The Apartment Is Generously Proportioned And Being On The Upper Floor Boasts Sensational South Facing Views Over The Menai Strait. The Historic Town Of Menai Bridge Itself, Britannia Bridge & Mountains Beyond. Based On The Top Floor, This 3 Bedroom Penthouse Apartment Benefits From A South Facing Private Wrap Around Balcony And Has Been Built To An Exacting Standard With A High Specification Throughout. The Apartment Briefly Comprises A Keyless Door Access System Video Colour Unit And Phone Into The Reception Area With Lift & Stairwell To The Upper Floor Private Lobby/Landing With Door Leading Into The Entrance Hallway, An Open Plan Lounge/Kitchen./Dining Area With Sliding Doors Leading Out Onto The Wrap Around Balcony Terrace, 2 Double Bedrooms, Bedroom 3 /Study/Office, Walk In Dressing Room/Wardrobe Storage & Fitted Bathroom Suite. The Property Also Benefits From A Private Allocated Parking Space With An EV Charge Pont Together With Shared Visitor Parking.

There Is A Whole Host Of Local Amenities, Bars, Restaurants And Shops Within A Short Stroll With Stunning Walks Along The Belgium Promenade A Few Minutes' Walk Away As Well As A Waitrose Store. Further Afield On The Island Are The Golden Beaches Of Red Wharf Bay, Benllech And The Water sports Paradise Of Rhosneigr.

FEATURES

* Key Less Fob/Code Door Access System Video Colour Unit And Phone * 1 x Allocated parking space * 2 x Visitors' spaces * Bin Store at rear * Outside Lighting * Lift To Upper Floors * Sprinkler System * Smoke Detectors * Triple Aluminium Glazing * Electrical Specification To Include TV/Satellite, Data & BT Socket, LED Lighting, Mirror Light Points * NHBC 7-Year Warranty Remaining * Permeable Paving Throughout With Landscaping And Cycle Storage * EV Car Charge Port * Smart Home Package Via App - Control Lighting, Climate, Entertainment, Appliances & Home Security* Mood Lighting To Lounge/Kitchen/Dining & Bathroom* Audio Speaker On Balcony Terrace

















Kitchen Includes:
LED spots to kitchen area
AEG 91cm Ceramic hob
AEG Single Oven
AEG Warming drawer 14cm
Zanussi Integrated Washer/Dryer
Wine cooler
Stainless steel 1.5 sink and taps
Boiling Hot/Cold Filtered Quooker Tap
Quartz worktops
Grey glass splash back

Bug Screens To All Kitchen/Dining/Lounge Windows

Living Area/Dining Area
LED spots
USB
1 x TV/Sat Quadplexer with cable back to amp
1 x data point
1 x BT point

Bathroom

Floor to ceiling tiling, fully tiled floor, vanity unit, mirrored light, shaver point LED spots, Extractor fan, Chrome towel radiator

Main Bedroom TV Point Co Detector USB point Glazed Door Onto Balcony Terrace

Walk In Wardrobe/Dressing Room Hanging & Shelving Storage

Bedroom 2
Fitted Wardrobes & Bridging Storage Units
1 x TV point
USB point

















Study/Bedroom 3 Fitted Wardrobes & Bridging Storage Units With Storage Under USB point

Entrance Hall LED spotlights Smoke detector.

Store cupboard.

1 x boiler point and thermostat.

Distribution point

Sub main and switch fuse.

Tenure

We have been informed the tenure is leasehold with vacant possession upon completion of sale. Vendor's solicitors should confirm. A 999-year lease with a £1500 annual service charge which includes building insurance in the monthly service charge and there is £0 ground rent.

Location

Yr Hen Ysgol

Nestled on the beautiful coast of North Wales, this luxury development is located in Menai Bridge, Anglesey. With spectacular views of the straits and close proximity to Michelin Star Restaurant, shops including a Waitrose Store, water sport activities and much more.

Agents Notes

Central Heating, Audio, Lighting, Door Entry & Alarm All Controllable Via Phone App Broadband Speed Is Typically 73-76 mbps Minimum is 60 mbps. The Freeholder Is Beau Bridges Residents Management Company Some Contents Available Extra By Negotiation

Council Tax Band D £2014.11-2024/2025

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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













































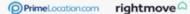












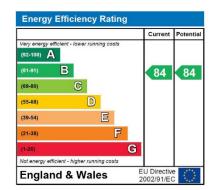


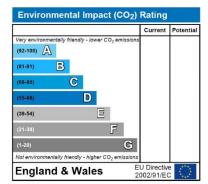












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