



2 Yr Hen Ysgol Pentraeth Road Menai Bridge LL59 5HS  
Leasehold Flat/Apartment  
£395,000

- Stunning Ground Floor Apartment Located In The Sought After Town Of Menai Bridge With No Onward Chain
- 2 Bedrooms/2 Bathrooms/1 Reception
- South Facing Spacious & Private Outdoor Terrace Perfect For Entertaining & Relaxing On
- Built To An Exacting Standard With A High Specification Throughout.
- Contents Available Extra By Negotiation
- Council Tax Band D £2014.11-2024/2025; EPC B
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

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

Forming Part Of The Exclusive Yr Hen Ysgol Development Is This Stunning Ground Floor Apartment Located In The Sought After Town Of Menai Bridge At The Gateway To Ynys Mon.

The Apartment Is Generously Proportioned And Is A Perfect Turnkey Opportunity. The 2 Bedroom Apartment Benefits From A South Facing Spacious & Private Outdoor Terrace Perfect For Entertaining & Relaxing On And Has Been Built To An Exacting Standard With A High Specification Throughout.

The Apartment Briefly Comprises From A Keyless Door Access System Video Colour Unit And Phone Into The Reception Area With Door Leading Into The Entrance Hallway, Store Cupboard, Main Bathroom Suite, Inner Hallway, An Open Plan Lounge/Kitchen. /Dining Area With Sliding Doors Leading Out Onto A Spacious Outdoor Terrace, 2 Double Bedrooms One With An En Suite Shower Room & Sliding Doors Leading Out Onto Outdoor Terrace. The Property Also Benefits From A Private Allocated Parking Space 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

\* 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 \* Balance Of NHBC 10-year warranty \* Permeable paving throughout with landscaping and cycle storage \*

Entrance Vestibule:

Store Cupboard

Housing the boiler point and thermostat, electric distribution point, sub-main and switch fuse.

Bathroom

The bathroom features half tiled walls with tiled floors. There is a panelled bath with mains shower and glass screen, cantilever vanity unit, towel radiator, mirrored light and shaver point. The ceiling benefits from LED spots and an extractor fan.

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### Inner Hallway

Doors leading off into all rooms, keyless door access system video colour unit, hive controller, tiled floors

### Kitchen

The open plan kitchen is great for entertaining and leads right into the living area which features LED spots, Ceiling extraction hood, AEG 60 ceramic hob, Two AEG single ovens, AEG fully integrated dishwasher, Zanussi integrated Washer/Dryer, Zanussi integrated fridge freezer, Stainless steel 1.5 sink and taps, Granite work surfaces, Island/Breakfast Bar

### Living/Dining Area

The open plan living room is light and airy and comes complete with LED spots lights, USB point, TV/Sat Quadplexer, Data Point and BT point. Sliding doors leading out onto a spacious outdoor terrace

### Main Bedroom En Suite

The main bedroom benefits from fitted mirrored wardrobes and dressing table, TV point, CO Detector and USB point. Sliding doors leading out onto a spacious outdoor terrace

### En Suite

The bathroom features half tiled walls with tiled floors. There is a built-in mains shower with glass screen, cantilever vanity unit, towel radiator, mirrored light and shaver point. The ceiling benefits from LED spots and an extractor fan.

### Bedroom 2

Features a TV point and USB point., double wardrobe & bedside chests, window overlooking the outdoor terrace.

### Externally

Spacious Low Maintenance private outdoor terrace perfect for entertaining & relaxing on with ample space for garden furniture.

### 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.

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## 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

Broadband Speed Is Typically 73-76 mbps Minimum is 60 mbps.

The Freeholder Is Beau Bridges Residents Management Company  
Contents Available Extra By Negotiation

Council Tax Band D £2014.11-2024/2025

## Exact Location

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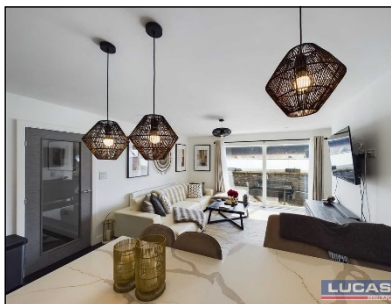
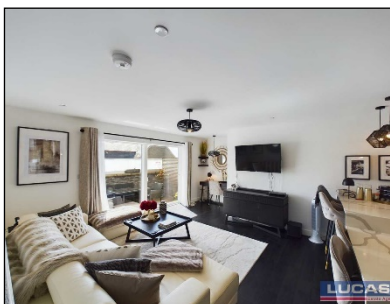
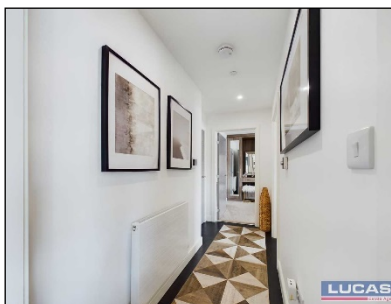
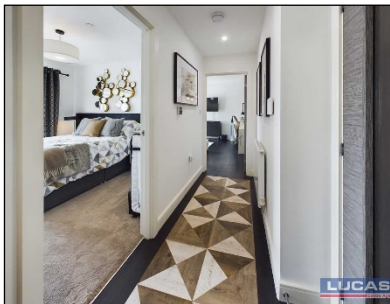
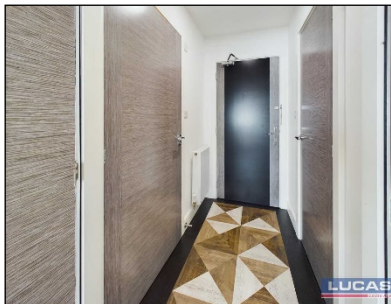
<https://what3words.com/ways-to-use>

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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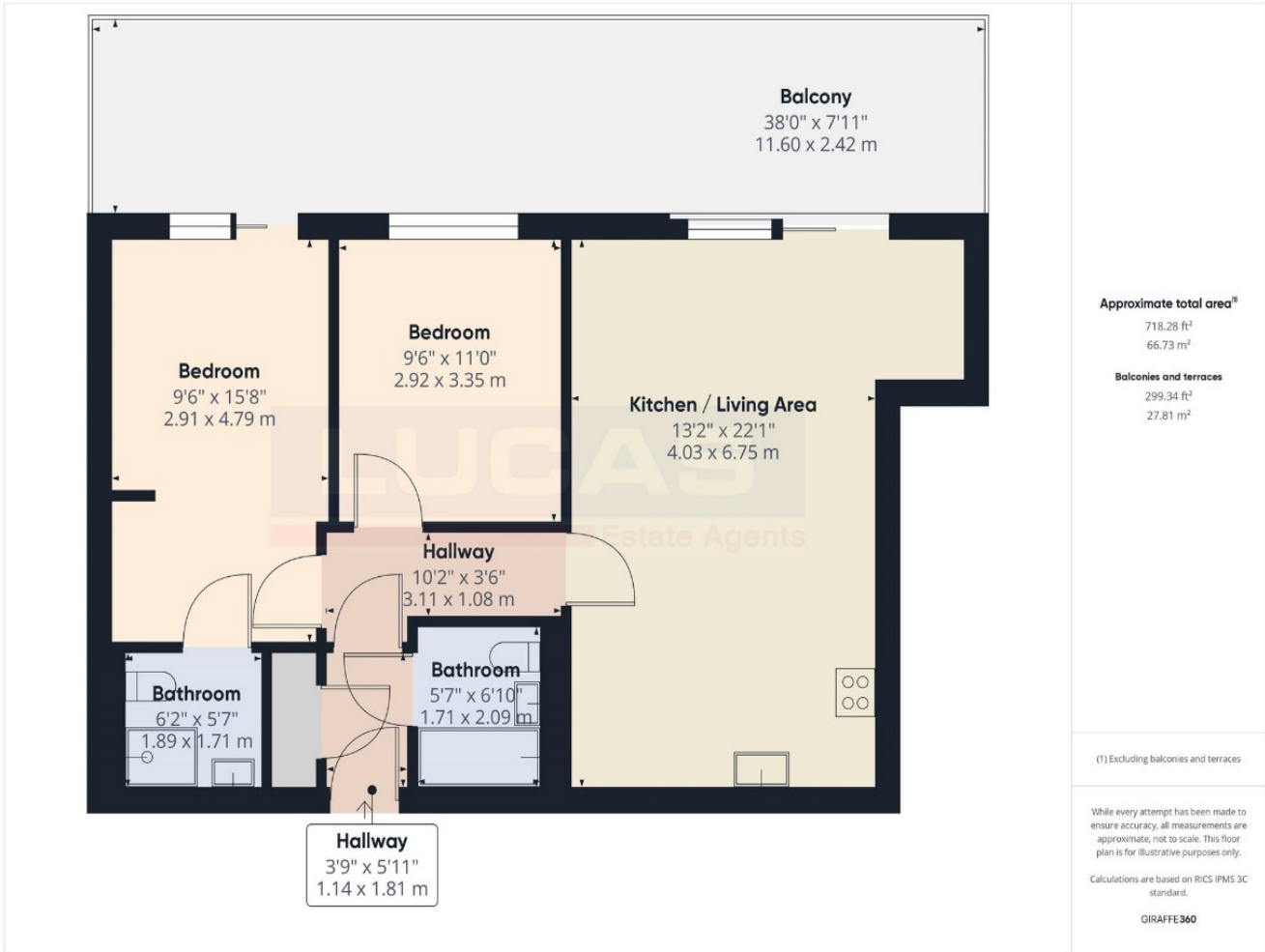


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 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		
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<https://find-energy-certificate.service.gov.uk/energy-certificate/0001-3567-0070-2099-5981>

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