



APARTMENT 9, BEACH COURT, TREARDUR BAY, LL65 2YG



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£110,000

DIRECTIONS

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

MEASUREMENTS

Please note these room sizes are approximate and are only intended as a general guideline. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

GENERAL

Whilst we endeavour to make our sales particulars fair and accurate, they are only a general guide to the property. Please do not hesitate to contact us if you require any further information.

We refer potential purchasers to Marsden Cooper Associates Independent Mortgage Brokers. It is your decision to choose to deal with Marsden Cooper Associates in making that decision, you should know that we receive remuneration from Marsden Cooper Associates.



Apartment 9, Beach Court is within a few moments walk from the delightful Treardurr Bay. Situated on the first floor with open plan lounge/diner, well equipped kitchen and spacious double bedroom with bathroom.

Excellent opportunity for an easy to keep holiday home or buy to let. EPC D

£110,000

Apartment 9, Beach Court is situated within a few minutes' walk of the beautiful Trearddur Bay coastline and offers a modern and well-appointed apartment providing an excellent opportunity for a seaside home or rental income. Comprising: open plan lounge with dining area with French doors opening to a Juliette balcony, one double bedroom, bathroom, allocated parking together with visitor spaces. 471sq ft. EPC D

SERVICES Please note we have not tested the services or any of the equipment in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service report before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT THEY ARE NOT GUARANTEED AND DO NOT FORM ANY PART OF A CONTRACT. NEITHER BANNER & CO, NOR THE VENDOR OR LESSOR ACCEPT ANY RESPONSIBILITY IN RESPECT OF THESE PARTICULARS, WHICH ARE NOT INTENDED TO BE STATEMENTS OR REPRESENTATION OF FACT AND ANY INTENDING PURCHASER OR LESSOR MUST SATISFY HIMSELF OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THE STATEMENTS CONTAINED IN THESE PARTICULARS.



THE ACCOMMODATION IN FURTHER DETAIL COMPRISES:-

OPEN PLAN LOUNGE/DINING ROOM With French doors opening to a Juliette balcony, further window providing lots of natural light, laminate flooring, central heating. Opening to;

KITCHEN A well-appointed kitchen fitted with a range of base and wall units with worktop over, gas hob with stainless steel extractor over and oven below, one and half bowl stainless steel sink and drainer, fridge, washing machine, tiled splashbacks, laminate flooring, extractor.

DOUBLE BEDROOM A spacious double bedroom with continuation of laminate flooring, window to rear elevation, central heating, door opening to;

BATHROOM Fitted with a white suite comprising, bath, wash hand basin and W/C.

EXTERNALLY There is residents parking to the rear - one space, with additional spaces for visitors.

TENURE Leasehold - 999 years
Apartment owners possess the Freehold
Service charges - £1,337 per annum

COUNCIL TAX Isle of Anglesey – TBC

A key element of selling and buying a property is to find the most competitive rate and suitable mortgage. Banner & Co offer Independent mortgage advice without obligation to any prospective buyers and sellers. As we are independent and not tied to any financial institution this allows us to assess all companies, banks and building societies to get you the best rate in the market which suits your personal needs and we do not charge broker fees. To find out more about this service please contact Banner & Co on 01925 75 3636 and ask for Jon Sockett who has over 30 years' experience in the mortgage industry.