Glyn Garth Court
Menai Bridge
Anglesey
LL59

Offers in Excess of £220,000

bettermove

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Menai Bridge

Bettermove are proud to present this 2 bedroom flat in Menai Bridge, available with no forward chain.

The property benefits from double glazing, and electric heating throughout, with allocated parking available, in the underground carpark.

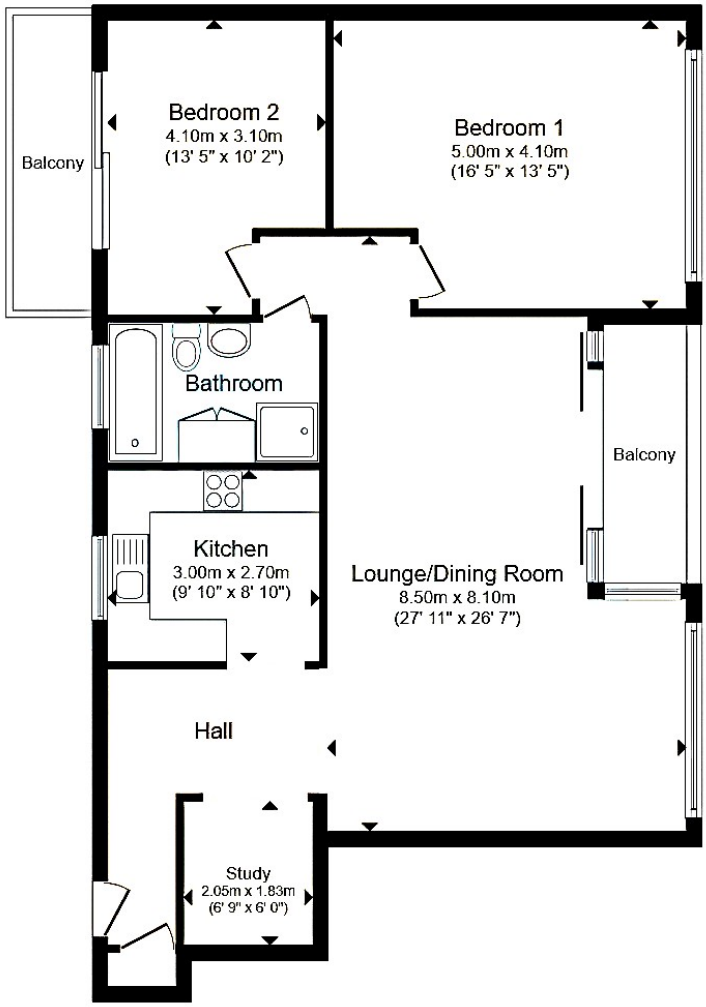
The council tax band is E.

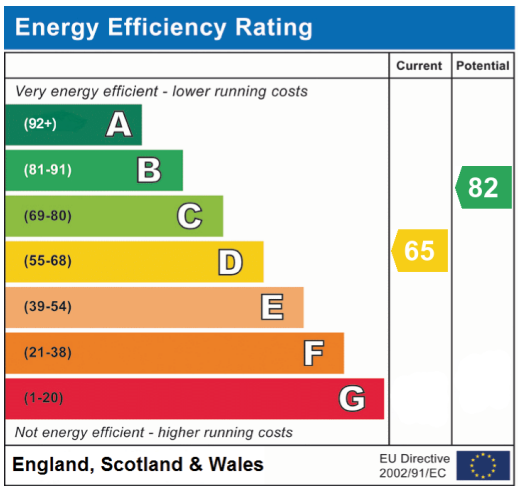
This is a leasehold property with 960 years remaining on the lease; the ground rent is £5.00 per annum, and the service charge is £4,260.00 per annum.

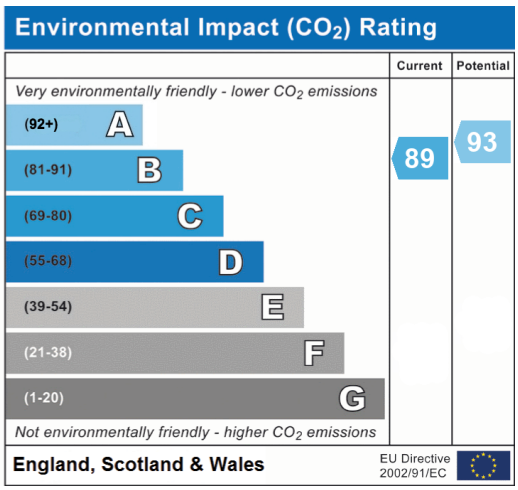
The interior of this beautifully presented, seventh floor property comprises a spacious living/dining room, fitted kitchen, two double bedrooms, study room, alongside the family bathroom. The property further benefits from a private balcony, with stunning views of Snowdonia and out over the Menai Strait, perfect for enjoying the summer months.

Located in the popular town of Menai Bridge, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Llanfairpwll Train Station, a variety of local bus routes, and quick access to the North Wales Expressway.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.


Balcony
Bedroom 2
4.10m x 3.10m
(13' 5" x 10' 2")
Bedroom 1
5.00m x 4.10m
(16' 5" x 13' 5")
Bathroom
Balcony
Kitchen
3.00m x 2.70m
(9' 10" x 8' 10")
Lounge/Dining Room
8.50m x 8.10m
(27' 11" x 26' 7")
Hall
Study
2.05m x 1.83m
(6' 9" x 6' 0")


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) 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
65
82
England, Scotland & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) 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
89
93
England, Scotland & Wales
EU Directive 2002/91/EC

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