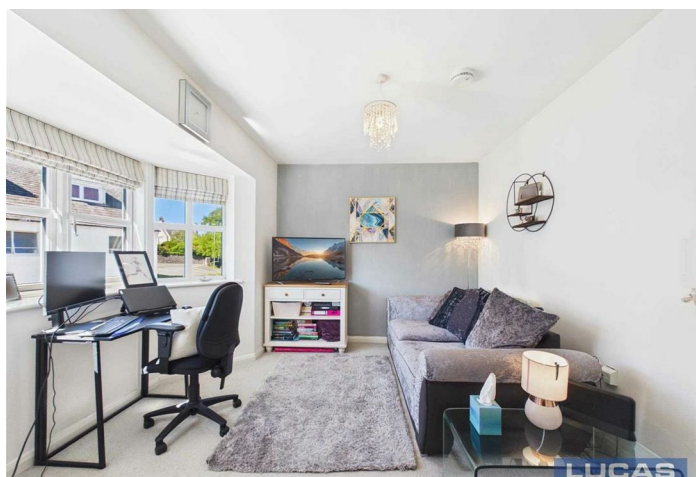


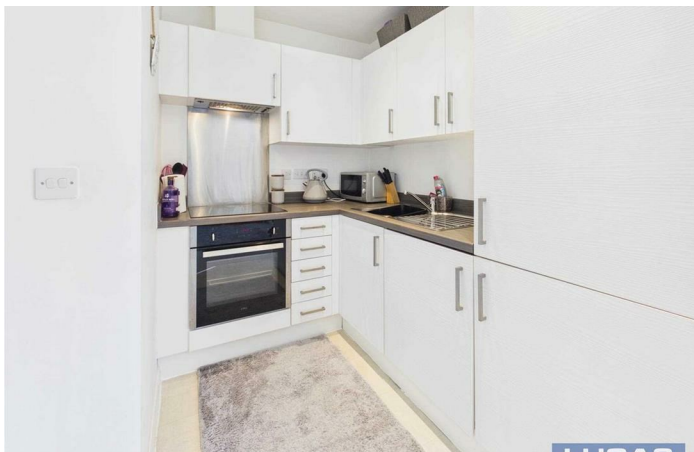


51 Llys Adda

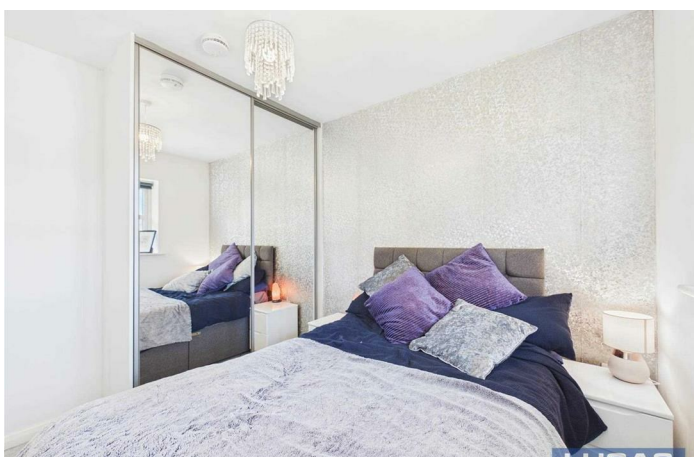
Penrhosgarnedd, Bangor, LL57 2AW

- Stylish First Floor Studio Apartment Located only a 5 minute drive (15 Minute Walk) to Anglesey
- Views Of Yr Wyddfa (Snowdonia) Mountains From Rear
- Intercom for secure entry
- 125 year Lease from 1 January 2016 Ground Rent: Approx £150 per annum. Service Charge £1540 p/a
- Open Plan Lounge & Kitchen, Bedroom & Shower Room
- Close To University & General Hospital, Easy access to A55 Expressway
- Allocated Parking For 1 Vehicle, Communal Gardens





A stylish and modern first-floor apartment offering a perfect blend of comfort and convenience. With one well-proportioned bedroom and a thoughtfully designed reception room, this flat is ideal for a single professional, a couple, or an astute investor seeking a prime location.



The apartment is part of a fairly recent residential development, ensuring contemporary living standards. Its proximity to the city centre means that all the amenities you could desire are just a short stroll away. Additionally, the nearby university and general hospital make it an excellent choice for those associated with these institutions. For commuters, the A55 expressway is easily accessible, providing quick links to surrounding areas.

Featuring an intercom system located in the lounge, allowing for secure and convenient access to visitors at the main door. This thoughtful addition enhances the sense of safety and privacy within the apartment.



Externally, residents can enjoy the communal gardens, providing a pleasant outdoor space to relax and unwind.

Location

Located only a 5 minute drive (15 Minute Walk) to Anglesey /Menai Bridge)

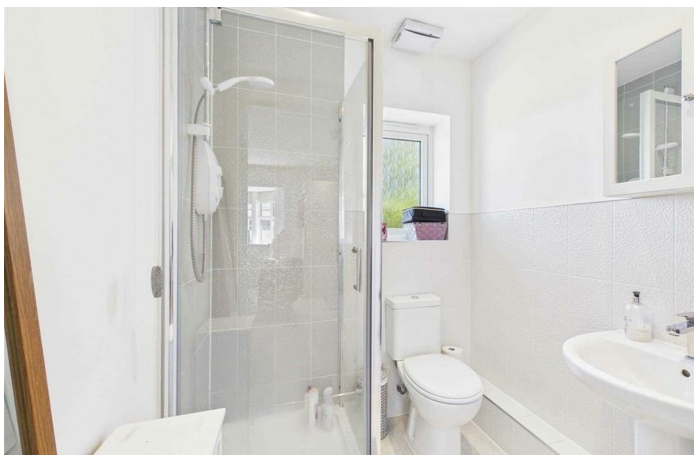
Very accessible for the A55 Expressway, Hospital & University and City Centre of Bangor.

Lease Information

125 years from 1 January 2016- 116 Years remaining

Ground Rent: Approx £150 per annum..

Service Charge £1540 per annum
(£385 paid per quarter)

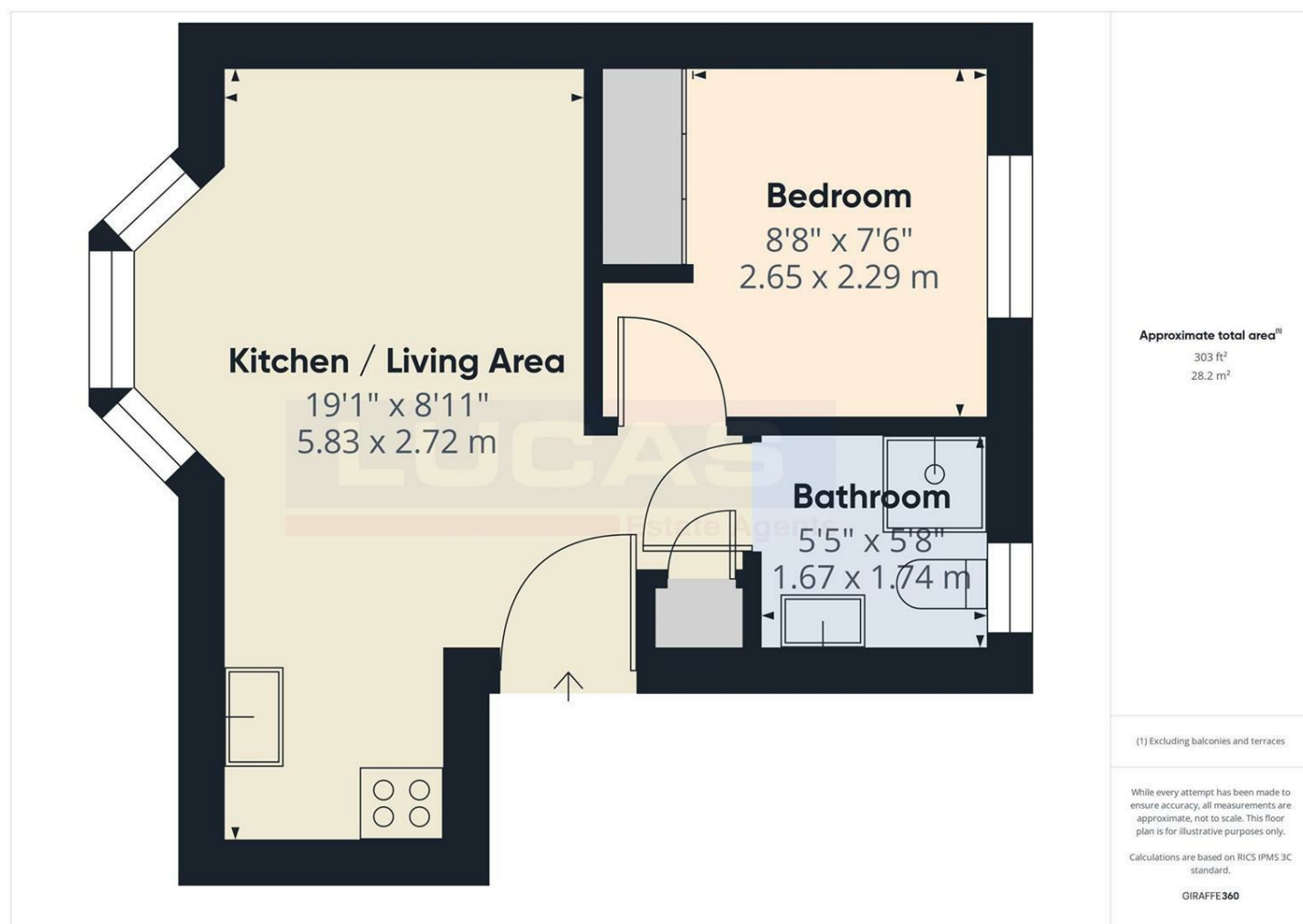
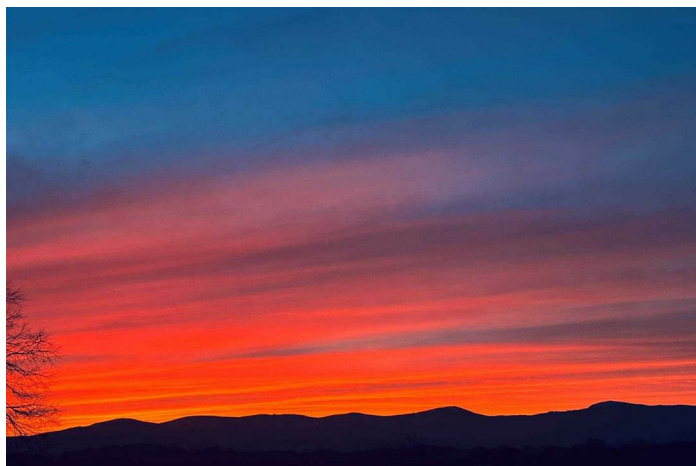


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



Local Authority
Council Tax Band **B**
EPC Rating **C**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.