



10

Barmouth | LL42 1NB

£225,000

**MONOPOLY**  
BUY ■ SELL ■ RENT



# 10

Barmouth | | LL42 1NB

With expansive SEA VIEWS, gated ALLOCATED PARKING, communal LIFT and communal PATIO GARDENS, No 10 is an exceptionally spacious two bedroom apartment on the sea front in an extremely well maintained and thoughtfully converted Victorian former hotel. It is just a stone's throw from the beach and minutes walk from the High Street and train station.

Located on the first floor, stairs are not an issue as there is LIFT ACCESS. In the heart of Barmouth where parking is a premium, the property also benefits from an allocated space within a secure gated car park to the rear. To the front there are large communal patio grounds opposite the beach and prom, where residents can soak up the sun while watching the world go by and enjoy the most spectacular coastal sunsets.

As expected for a Victorian property, the rooms are well proportioned with 4 large bay windows, high ceilings and a feature fireplace.

There is a very spacious lounge with 2 bay windows giving lovely sea and coastal views, a well equipped contemporary kitchen, 2 double bedrooms (both with bay windows and sea views), plus family shower room.

In addition there is an extremely spacious hallway which could be used as a study area.

An additional plus is use of the shared large basement, which is the perfect place for storing beach paraphernalia, bikes and other items.

No 10 Marine Court is the perfect apartment for those looking for a spacious coastal home, coastal retreat or investment opportunity, there is no commercial holiday letting allowed in this exclusive well managed building and the residents benefit from a share of the freehold.

With gas central heating and full double glazing the apartment has a high energy efficient EPC rating of

With the benefit of NO ONWARD CHAIN.

- SEA VIEW APARTMENT - expansive sea views and located just across the road from the sandy beach
- SPACIOUS - 2 double bedrooms with sea views plus large hallway
- DEDICATED PARKING SPACE - in gated carpark and CCTV door entry intercom system
- LIFT ACCESS - first floor apartment suitable for all mobilities with both lift and stairs
- VICTORIAN FEATURES - high ceilings, 4 bay windows, feature fireplace
- DOUBLE GLAZING AND CENTRAL HEATING - gas central heating, warm and cosy
- SOUGHT AFTER LOCATION - walking distance of high street, transport links, beach
- STORAGE - share of storage area in large basement
- PERFECT COASTAL HOME OR PRIVATE HOLIDAY HOME - NO ONWARD CHAIN
- GARDENS - large communal grounds to the front



### **Communal Entrance Hall & Lift**

From the front patio and grounds, a grand porch leads to the well maintained spacious communal hallway where a period staircase rises to the first floor. There is lift access to all floors, a rear door to the secure parking and access to the communal basement.

### **Private Entrance Hall**

Extremely spacious with sea views from the large window to the front. There is ample space for a desk, dining table or coffee table and chairs meaning this is a very flexible space. Doors off to the main accommodation.

### **Lounge**

15'6" x 14'9" (4.74 x 4.51)

Expansive sea views from the large bay window to the front and further views from window to side. Beautiful Victorian feature fireplace (not in use)

### **Kitchen**

12'2" x 8'7" (3.73 x 2.62)

Well equipped with a range of wall and base units and window to the side. Integrated appliances include dishwasher, double oven with gas hob and extractor over, fridge freezer and washing machine. There is also a slim line dishwasher.

### **Bedroom 1**

15'6" x 14'6" (4.74 x 4.42)

With two bay windows and fantastic views, the spacious bedroom is light and airy with high ceilings.

### **Bedroom 2**

14'7" x 11'7" (4.45 x 3.55)

A second large double with sea views from the bay window to the side.

### **Shower Room**

14'9" x 5'6" (4.51 x 1.70)

With white suite comprising of large shower cubicle, bidet, hand basin with spotlight mirror over and low level WC. Fully tiled walls and floor with heated towel rail.

### **Gated Private Parking**

To the rear is a gated private car park with allocated parking for the apartments and an entrance door to the communal hallway.

### **Communal Grounds**

To the front there are large communal grounds with plenty of room for seating areas facing the coast and perfect for watching the world go by. To the rear is the gated carpark.

### **Basement**

The apartment has the benefit of sharing the extremely large basement which is the perfect area for storing beach paraphernalia, out door equipment, bikes etc.

### **Tenure**

The property is leasehold with 106 years remaining on a 125 year lease from Oct 2005. All residents have a share of the freehold.

Please note commercial holiday letting is not permitted.

Service charge and ground rent are approx. £1800 per annum.

### **Additional Information**

The property is connected to mains electricity, gas, water and drainage. It benefits from gas central heating and is fully double glazed. It also has a door entry intercom system.





The lease prevents the use as a commercial holiday let.

### **Barmouth and its Surrounds**

Barmouth is known as the town where 'the Mountains meet the Sea' but offers much more than that. It is a thriving seaside town with breathtaking views on the north west coast of Wales looking out onto Cardigan Bay on the edge of the Snowdonia National Park. There is a bustling town centre with a range of shops and supermarkets and great places to eat and relax.

For lovers of the outdoors it offers walking, cycling, paddle-boarding, kayaking, and of course swimming in the sea from the beautiful golden sand beach. The train station in the middle of the town provides easy links up and down the coastal line or regular trains directly through to Birmingham and beyond.

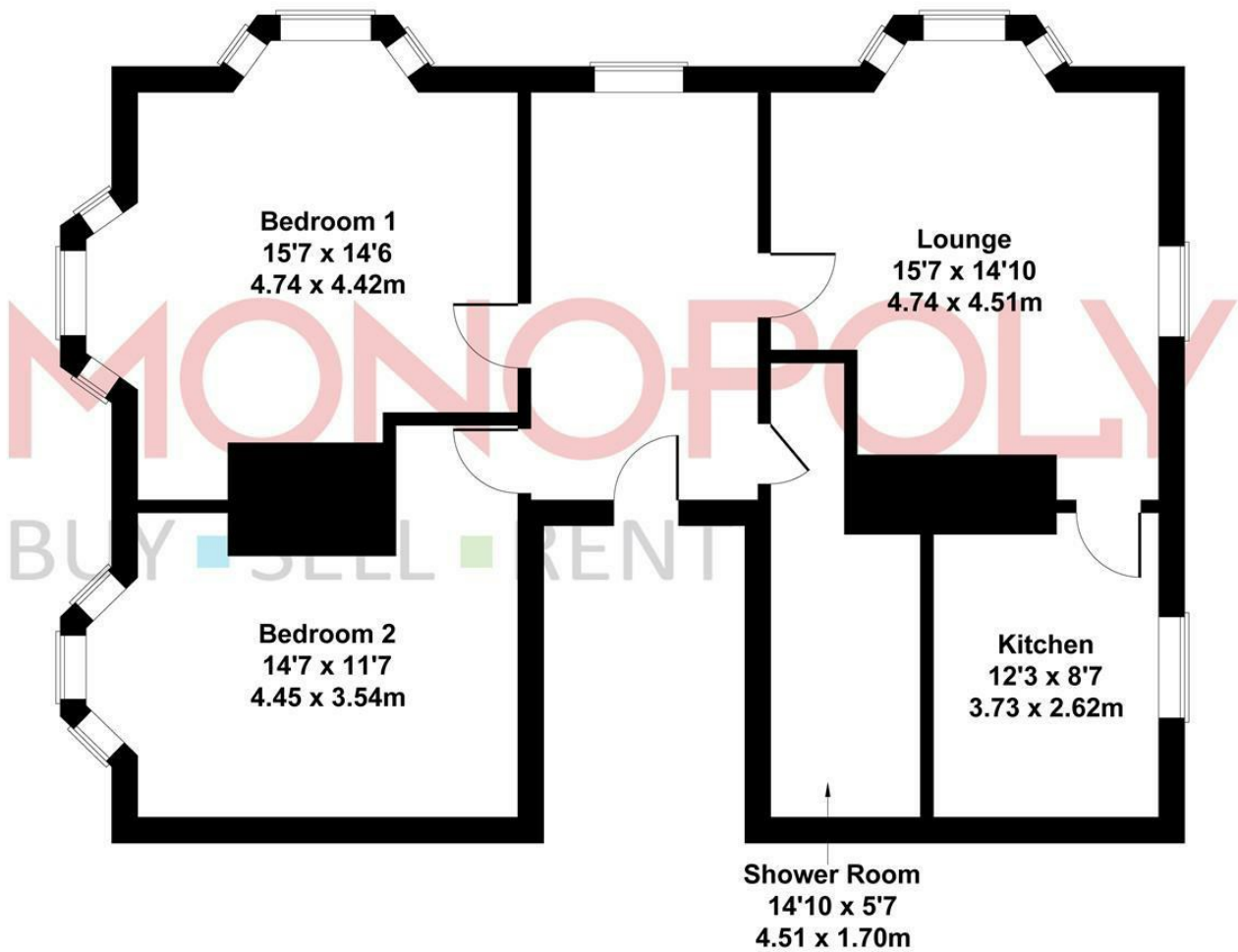






# 10, Marine Court Marine Parade, Barmouth, LL42 1NB

Approximate Gross Internal Area  
1001 sq ft - 93 sq m

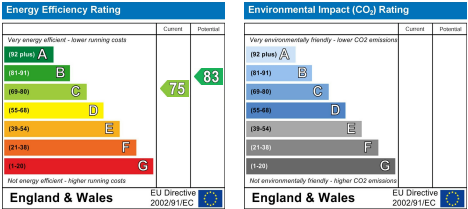


not drawn to scale, for illustration purposes only

## MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.  
THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.







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