

## To Let

**1 High Street Flat, High Street, Conwy, LL32 8DB**  
**£550 per calendar month**



Conveniently situated within the walls of Conwy, a spacious 2 bedroom maisonette situated above gallery in the centre of Conwy. The property includes a kitchen, bathroom, secondary glazing to rear of the property and carpets. The accommodation comprise of spacious lounge, fitted kitchen and bathroom and 2 good sized bedrooms. The property is situated in the centre of Conwy town centre and within reach of the A55 expressway.

### **Available now.**

Residential Letting Department, National Trust, Ysbyty Estate Office, Dinas, Betws y Coed, Conwy, LL24 0HF.

☎ 01690 713300; ✉ [wa.tenantenquiries@nationaltrust.org.uk](mailto:wa.tenantenquiries@nationaltrust.org.uk)

[www.nationaltrust.org.uk/tenants](http://www.nationaltrust.org.uk/tenants)

[www.nationaltrust.org.uk/rightmove](http://www.nationaltrust.org.uk/rightmove)

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Swyddfa Gofrestredig / Registered office:  
Heelis, Kemble Drive, Swindon, Wiltshire SN2 2NA  
Registered charity number 205846

## **The Location**

The property is situated within the walls of the medieval town of Conwy, famous for its castle and bridge. Conwy has a variety of shops, retail outlets, medical centre, library and several places of historic interest. Within easy reach to the primary and secondary schools. Social and recreational facilities include an 18 hole golf course and ayachting marine within easy reach. The property is situated above The Potters Gallery on the High Street of Conwy and occupies the first and second floors (and attic) of the building. Access is reached through communal hallway with internal front door.

## **The Property**

### Ground Floor

Communal hallway, internal front door leading into the flat with hallway and

Entrance Hall  
Bathroom

Staircase leading to half landing, entrance into:-

**1.9m x 2.37m**

Situated mid stairwell to the 1<sup>st</sup> floor, the bathroom consists of 3 piece white bathroom suite with Mira Jump electric shower over bath and glass shower screen, tongue & groove bath panel and tiled surround. Xplair Lo.Volt extractor fan.

Radiator

Lino floor covering.

1 x smoke detector.

1 x pendant light fitting.

Secondary glazing.



First Floor  
Kitchen

Staircase leading to first floor landing with access to

**3.42m x 2.73m**

New white, base and wall units with wooden worktop, single drainer sink basin with hot and cold water taps.

1 x carbon monoxide detector.

Space for fridge.  
 Space for cooker with extractor hood above.  
 Space for washing machine (with connections).  
 Fluorescent lighting.  
 Secondary glazing.  
 Lino floor covering.  
 Fire door.  
 Worcester 28i Boiler (mains gas).  
 4 x double power sockets  
 Vent-Axia Extractor Fan.  
 Aertex ceiling.



#### Landing Area

Carpeted.  
 With storage cupboard housing the electricity meter and coat hooks.  
 Pendant light fitting.  
 Stairs to 2<sup>nd</sup> floor.

#### Living Room

##### **4.80m x 4.57m**

Large single glazed bay window overlooking the High Street.  
 Exposed polished floorboards.  
 1 x radiator.  
 Cupboard housing the gas meter.  
 Pendant light fitting.  
 Smoke detector.  
 Aertex ceiling and architrave.

Stairs to 3<sup>rd</sup> floor with large secondary glazed window overlooking back of the property.  
 Pendant light fitting.  
 Access to roof void via stairwell.  
 Pendant light fitting.



Bedroom 1

**3.58m x 2.73m**

1 x radiator.

1 x phone connection

2 x double power sockets.

Secondary glazing.

Pendant light fitting.

1 x smoke detector (mains connection).

Carpeted.

Bedroom 2

**4.63m x 3.77m**

1 x radiator.

Pendant light fitting.

1 x smoke detector (mains connection).

2 x large sash windows overlooking the High Street.



## Attic Area

Additional storage space would be available in the attic.



## Outside Services Outgoings and Council Tax

High street parking.

Mains gas, mains electricity, mains water, telephone connection.

The tenant is to pay Council Tax, and all other outgoings relating to the property. The property is in Band B for Council Tax and the standard charge for 2015/2016 payable to Conwy County Borough Council is £1044.07.

## Energy Performance Certificate

An Energy Performance Certificate is available for this property in accordance with the Energy Performance of Buildings Regulations

## **The Tenancy**

<u>Term</u>	The property is available to let under an Assured Shorthold Tenancy for an initial term of 6 months, after which there could be an opportunity for the term to be extended.
<u>Rent</u>	The rent is £550 per calendar month, and is payable by Direct Debit monthly in advance with the first payment being made on the commencement of the tenancy.
<u>Rent reviews</u>	The National Trust carries out rent reviews of the property every two years to open market value.
<u>Deposit</u>	The National Trust will not seek a deposit.
<u>Insurance</u>	The National Trust will be responsible for insuring the building but the Tenant will be responsible for insuring the contents.
<u>Repairing Responsibilities</u> (Summary)	<b>The Trust</b> will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration. <b>The Tenant</b> will be responsible for internal repairs and decoration, and the cost of servicing appliances.
<u>Sub Letting</u>	The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.
<u>Pets</u>	Are not permitted at this property.

## **Viewings and Further Information**

<b>Viewings</b>	Please contact the office to make arrangements to view the property, on Friday, 3 <sup>rd</sup> March. Tel: 01690 713300.
<b>Contact</b>	Residential Lettings Department, Ysbyty Estate Office, Dinas, Betws y Coed, Conwy, LL24 0HF. ☎ 01690 713300; <a href="mailto:wa.tenantenquiries@nationaltrust.org.uk">wa.tenantenquiries@nationaltrust.org.uk</a>
<b>Legal/Admin Fee</b>	The successful applicant will be required to pay £150 (£125 + £25 VAT) to cover the National Trust costs of gaining the required references and preparation of the Tenancy Agreement.

For further information about being a National Trust tenant, visit  
[www.nationaltrust.org.uk/tenants](http://www.nationaltrust.org.uk/tenants)

## **Note**

These particulars are issued for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair summary of the property.

Any description or information given should not be relied upon as a statement or representation of fact.

Photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are only approximate.

Prospective applicants must satisfy themselves by inspection as to these and other relevant details.

The National Trust reserves the right of not having to accept any offer received for this property.

**The National Trust**

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties, and could not deliver its core objectives without the support of its thousands of tenants and volunteers.

This property is part of Aberconwy that came to the Trust in 1934 by Mr A Campbell Blair. Nearby National Trust properties include Aberconwy House, Penrhyn Castle, Bodnant Garden, Conwy Suspension Bridge, Plas Newydd. For property and engagements opportunities, please contact [wn.volunteering@nationaltrust.org.uk](mailto:wn.volunteering@nationaltrust.org.uk) or contact 01248 363232.