

**Bryan Davies  
+ Associates**

**4 MOSTYN STREET  
LLANDUDNO  
LL30 2PS  
(01492) 875125**

**AUCTIONEERS  
●  
ESTATE AGENTS**

email: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)

## Flat 2, 1 Vaughan Street, Llandudno, Conwy, LL30 1AB



**£84,000**



[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)

THIS FIRST FLOOR ONE BEDROOM FLAT IS IN NEED OF SOME UPDATING and is situated in the heart of Llandudno close to all local amenities including railway station, shops and promenade, with distant views from the lounge and bedroom towards the Snowdonia Range. The accommodation briefly comprises: Front door to shared hall; stairs to first floor; self-contained door to flat 2; small hall; double opening doors to open plan lounge/kitchen with bay window; double sized bedroom and three piece bathroom with over bath shower. The property features upvc double glazed windows. We are advised that the property is held on a Leasehold tenure over a 999 year term from 7th April 1975 with a ground rent of £1 per annum. The Maintenance for 2022 is £1600 and the property is Grade 2 listed and therefore is exempt from an Energy performance certificate.

N.B. We are advised by Conwy County Borough Council that the upvc double glazed windows constitute an offence under (Listed Building + Conservation Areas) 1990.

The accommodation comprises:

#### FRONT DOOR

to the:

#### FIRST FLOOR LANDING

Self-contained door to the:

#### SMALL HALL

double glazed doors to the:

#### OPEN PLAN LOUNGE/KITCHEN

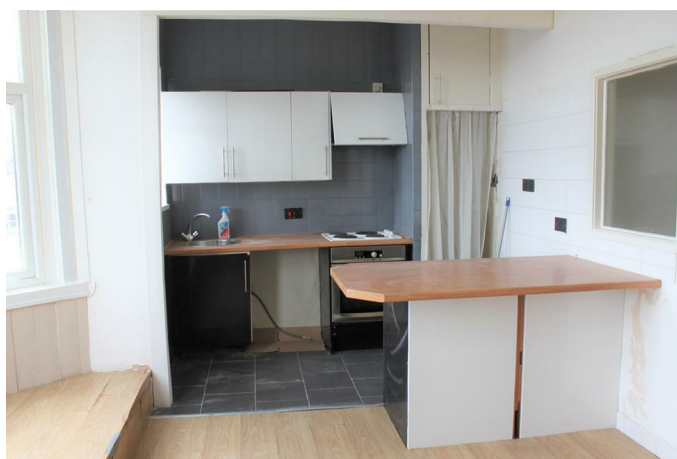
LOUNGE AREA 19'6" x 11'0" (5.96m x 3.37m)



laminate floor. upvc double glazed bay window with distant views to the Snowdonia Range.

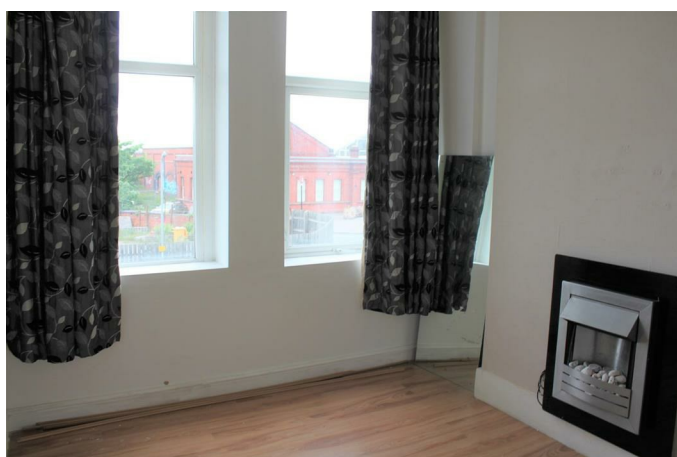


KITCHEN AREA 8'1" x 6'11" (2.47m x 2.12m)



base, wall and drawer units with round edge worktops, circular sink with mixer taps, built in oven, four ring electric hob, hot water tank with immersion heater. wall tiling, floor tiling, upvc double glazed window.

BEDROOM 11'8" x 9'6" (3.58m x 2.90m)



upvc double glazed window, distant views to Snowdonia Range.

## TILED BATHROOM



P-shaped bath with electric shower over, pedestal wash hand basin and close couple w.c. in white.

### TENURE

We are advised that the property is held on a Leasehold tenure over a 999 year term from 7th April 1975 with a ground rent of £1 per annum.

### MAINTENANCE

We are advised by the management company that the service charge for 2022 is £1600

### COUNCIL TAX BAND

Is "A" obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)



### Area Map



### Energy Efficiency Graph

#### Directions

From our Llandudno Office turn right out of our door and proceed towards the train station, the property is on the corner of Vaughan Street and Oxford Road above Clinton James Hairdressers. A34 13/05/22 Rev 31/01/23

**We will be pleased to arrange a viewing of this Home**

**01492 875125**

**e mail: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)**

Llandudno Office Opening Hours - Monday to Friday: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

