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Apt 25 Marlborough Place, Vaughan Street,
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No Onward Chain £159,950

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www.bdahomesales.co.uk

AN OPPORTUNITY TO PURCHASE A PURPOSE BUILT TOP FLOOR TWO BEDROOM APARTMENT ideally situated in a popular development built by Watkin Jones c1995, in the Town Centre and within 300 yards of the Promenade.

The accommodation briefly comprises:- security intercom to shared vestibule; shared hall; automatic lift and staircase to the top floor, self-contained front door to hall; lounge; kitchen with range of base, wall and drawer units, oven and hob, plumbing for washing machine; 2 bedrooms; 3-piece bathroom with over bath shower. The property features Economy 7 Heating and convector heater in both bedroom, double glazed windows. Outside - there is one allocated parking space in the main block on the first floor. The property is held on Leasehold Tenure over a 150 year term from September, 1993 with an annual ground rent of £50.00, The service charge for the year 2023/2024 is approximately £1450. NO ONWARD CHAIN

The Accommodation Comprises:-

FRONT DOOR

With security intercom entry system to:-

SHARED VESTIBULE

Inner door to:-

SHARED HALL

Automatic lift and staircase to:-

TOP FLOOR

Personal door to:-

ENTRANCE HALL

Emergency lighting, wall mounted electric meter cupboard, Economy 7 Heater, wall mounted security intercom entry phone, telephone point, airing cupboard with hot water tank and slatted shelving, wood effect flooring.

LOUNGE/DINING ROOM 20'5" x 9'11" (6.23m x 3.04m)



Alabaster fireplace with marble back and hearth, inset electric coal effect fire with display shelf, tv point, coving, economy 7 heating, wood effect flooring, upvc double glazed window with open hillside views across Llandudno.



VIEW FROM LOUNGE



KITCHEN/BREAKFAST ROOM 14'5" x 7'1" (4.41m x 2.18m)



Fitted range of cream fronted base, wall and drawer units with round edged work tops incorporating single drainer sink unit and mixer taps, integrated "Bush" electric oven, 4 ring ceramic hob with cooker hood over, space for fridge/freezer, round edged worktops, wall tiling, plumbing for automatic washing machine, economy 7 heater, upvc double glazed window, extractor, lino effect flooring.

BEDROOM 1 13'4" x 9'4" (4.07m x 2.85m)



Including fitted double wardrobe with sliding door, top cupboards, bedside cabinets and storage cupboards - economy 7 heater, upvc double glazed window with open views.



VIEW FROM BEDROOM 1



BEDROOM 2 14'7" x 6'6" max overall (4.45m x 1.99m max overall)



Part sloping ceiling including double wardrobe with mirror framed sliding door, built in desk, cupboard and display shelf, electric heater.

3 PIECE BATHROOM



White suite comprising panelled bath with "Mira Sport" electric shower over, pedestal wash hand basin, close coupled w.c, display shelf and mirror, shaver light, wall tiling, wood effect flooring, extractor, wall mounted electric heater, full width mirror.

OUTSIDE

Open plan garage with one allocated parking space on the first floor.

COUNCIL TAX

Is "C" - obtained from www.conwy.gov.uk

TENURE

LEASEHOLD for a term of 150 years from 1993, Ground Rent - £50.00 per annum. We understand that the Service Charge for the year 2023/2024 is approximately £1,450.

Fifth Floor

Approx. 65.4 sq. metres (703.8 sq. feet)

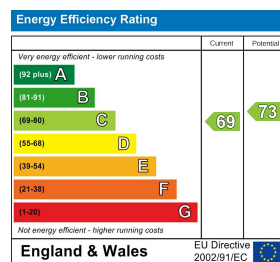


Total area: approx. 65.4 sq. metres (703.8 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office - turn right into Vaughan Street and Marlborough Place can be viewed above the Heart Foundation Shop on the corner of Vaughan Street and Conwy Road. A350 24/11/23 Rev 30/11/23

We will be pleased to arrange a viewing of this Home

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e mail: 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.

