

**Bryan Davies  
+ Associates**

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AUCTIONEERS  
●  
ESTATE AGENTS

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## 7 The Towers, Trinity Square, Llandudno, Conwy, LL30 2PY



No Onward Chain £130,000



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

THIS TWO BEDROOM SECOND FLOOR APARTMENT IS IN NEED OF SOME UPDATING situated in the Town Centre of Llandudno, within walking distance of the shops, railway station, promenade and all local amenities. The accommodation briefly comprises:- security entry door to shared communal hall; stairs and automatic lift to the second floor; personal door to Apartment 7; hallway; Inner hall; lounge; kitchen; 2 bedrooms with built in wardrobes; 3 piece bathroom with over bath shower. The property features double glazed windows, electric heating. Outside - gardens are maintained by the Management Company. One allocated parking space via roller door off John Street. LEASEHOLD - over a 150 year term from 1997. We are advised by the sellers that the maintenance charge up to 24th June, 2023 was £1920, we await this years charge, with a Ground Rent of £77.13 per annum reviewable.

AS WE ARE UNABLE TO TEST THE SERVICES AT THE PROPERTY WE CANNOT COMMENT ON THE WORKING STATUS OF THE HEATING AND ANY APPLIANCES

NO PETS ALLOWED - NO HOLIDAY LETTING ALLOWED

The Accommodation Comprises;-

Steps to the front up to :-

**MAIN ENTRANCE DOOR**

With security intercom entry phone.

**COMMUNAL ENTRANCE HALL**



Staircase and lift to second floor.

**SECOND FLOOR**

Personal door to apartment 7

**HALLWAY**

Economy 7 heater, electric meter box.

Leading to:

**INNER HALL 8'10" x 6'9" (2.70m x 2.06m )**



Telephone point, security entry phone, airing cupboard/ Immersion.

**L SHAPED LOUNGE 15'7" x 10'10" max (4.75m x 3.32 max)**



Fire place with marble back and hearth, double glazed window, Economy 7 Heater

**KITCHEN 11'10" x 8'4" max (3.62m x 2.56m max)**



**BEDROOM 2 11'3" x 7'6" (3.45m x 2.29m )**



Range of base wall and drawer units with rolled edge worktops, stainless steel sink, built in oven, 4 ring ceramic hob, plumbing for washing machine, double glazed window, Economy 7 heater.

**BEDROOM 1 14'6" x 12'11" (4.42m x 3.95m)**



Including built in wardrobes with sliding doors, double glazed window, Economy 7 heater.

Including built in wardrobe with sliding door, double glazed window, electric convector heater.

**BATHROOM**



Panel bath with electric shower over, vanity wash hand basin and WC, wall tiling, double glazed window Economy 7 Heater.

## OUTSIDE

### COMMUNAL GARDENS

Well maintained gardens.

### PARKING



Secure allocated parking for one car.

### LIFT

There is a lift which services the lower ground floor where the car park is located, and up to the second floor.

### TENURE

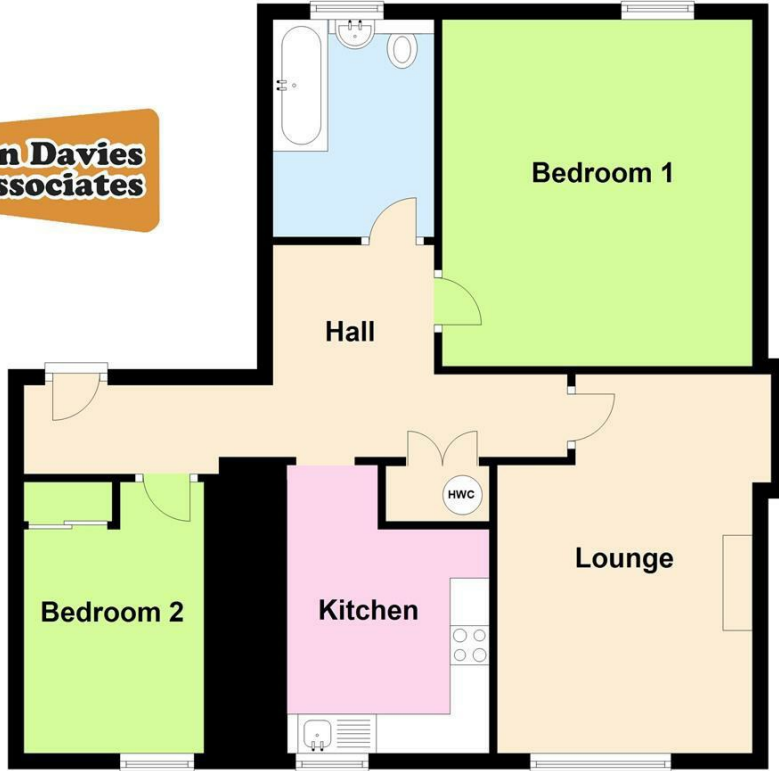
LEASEHOLD - over a 150 year term from 1997. We are advised by the sellers that the maintenance charge to 24th Jun, 2023 is £1,920 with a Ground Rent of £77.13 per annum reviewable - see front page.

### COUNCIL TAX BAND

Is 'E' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk).

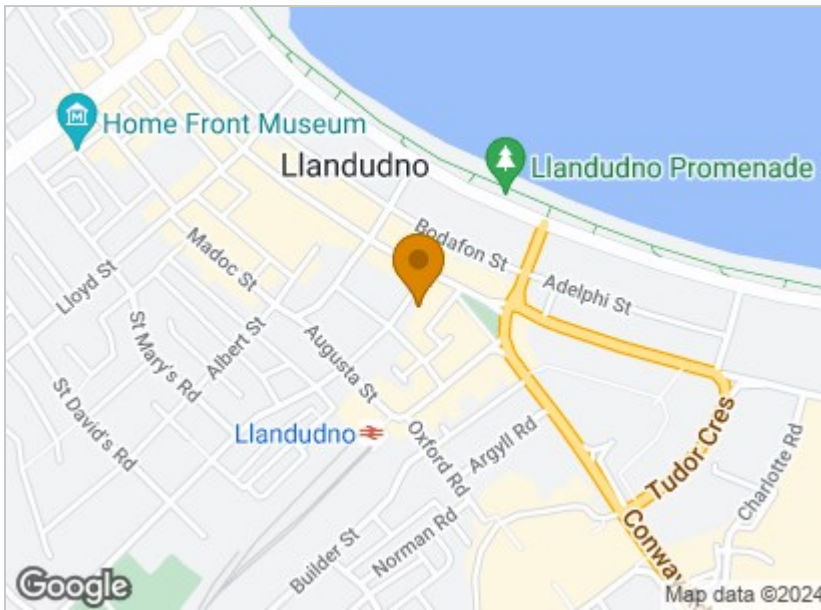
## Second Floor

Approx. 72.5 sq. metres (780.4 sq. feet)

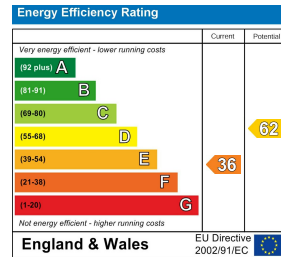


Total area: approx. 72.5 sq. metres (780.4 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From our Llandudno Office proceed North along Mostyn Street and turn first left onto Trinity Square, the property can be viewed on the left hand side within 80 yards. Ref A361 05/01/24 REV 06/07/24

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.

