

**Bryan Davies
+ Associates**

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

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

**76 Manor Park, Gloddaeth Avenue, Llandudno,
Conwy, LL30 2UN**



£90,000

 1  1  1  C

www.bdahomesales.co.uk

THIS IS A LOVELY UPGRADED SELF-CONTAINED TOP FLOOR APARTMENT IN A VERY POPULAR RETIREMENT DEVELOPMENT (minimum 60 years of age (for occupation) with all facilities for enjoyable independent living, such as Residents Lounge and laundry amenities. Maintained including tending the landscaped garden and car parking. Manager for emergencies. 24 HOUR SECURITY SYSTEM.

THIS APARTMENT IS SITUATED ON THE TOP FLOOR AT THE FRONT WITH VIEWS TO THE GREAT ORME.

THIS PROPERTY HAS A SINGLE CAR GARAGE.

The Accommodation Comprises:-

RECEPTION VESTIBULE

With intercom to all flats and the Manager.

RECEPTION HALL

Two automatic lift to all floors, carpets to hall, stairs and landing together with heating and lighting.

RESIDENTS LOUNGE



Furnished with small kitchenette, en-suite for use of the residents.

LAUNDRY FOR RESIDENTS

Equipped with washers and dryers (no extra charge)

SELF CONTAINED DOOR TO APARTMENT 76

HALL

Storage cupboard with shelving, electric meters, electric water heater for sink in the kitchen and shower room.

LOUNGE 16'8" x 10'2" (5.09m x 3.10m)



Double glazed box bay window, 3 wall light points, "Warme" wall mounted convector heater, emergency pull cord, security entry phone, telephone point. View to the Great Orme.



VIEW FROM LOUNGE



KITCHEN 7'3" x 5'8" (2.22m x 1.73m)



Range of modern white gloss fronted base, wall and drawer units with worktops, stainless steel sink, built-in microwave, induction hob, integrated fridge.

BEDROOM 12'8" x 9'2" (3.87m x 2.81m)



Built-in wardrobes with mirror doors, extra double and single wardrobes., drawers and bedside cabinet, 3 wall light points, upvc double glazed window, "Warme" wall mounted convector heater. Great Orme view.



TILED SHOWER ROOM



With modern white fittings, large shower stall, vanity wash hand basin and w.c, electric heated ladder style towel warmer.

OUTSIDE

COMMUNAL GARDENS

MAINTENANCE

We understand that the maintenance is £1,180 per half year - year end August 2024 plus a ground rent of £382.62, which includes the building insurance, general maintenance of the building, use of residents' lounge, tending of the gardens. resident House Manager, communal water rates and window cleaning. This should be confirmed by your legal advisors.

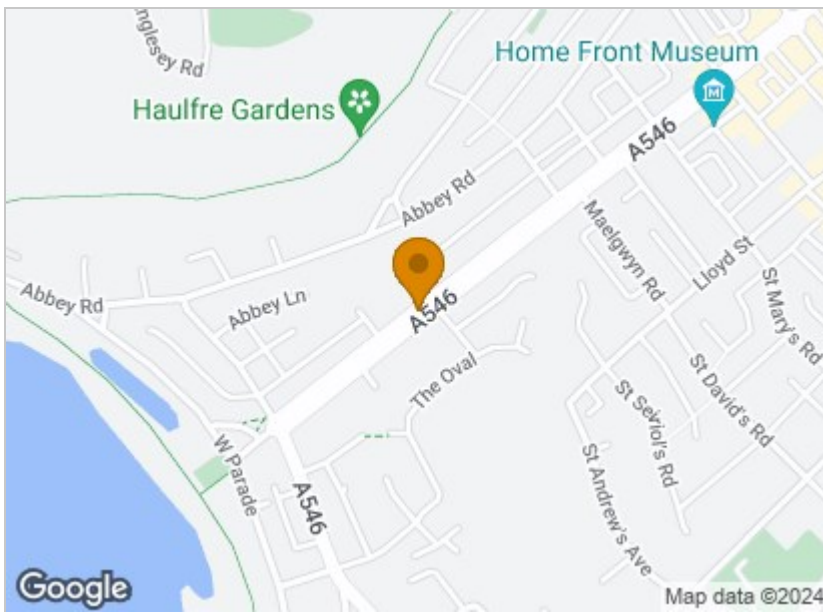
TENURE -

The property is held on LEASEHOLD Tenure over a 120 year term from 1986 with a Ground Rent of £382.76

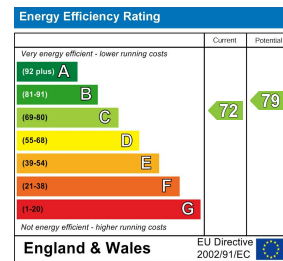
COUNCIL TAX BAND

Is 'B' obtained from www.conwy.gov.uk

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed north along Mostyn Street to the Millenium Clock roundabout, turn left onto Gloddaeth Street, continue along this road which continues onto Gloddaeth Avenue. Manor Park can be viewed on your left hand side approximately 2/3rds of a mile along. REF A456 03/05/24

We will be pleased to arrange a viewing of this Home

01492 875125

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.

