

**Bryan Davies
+ Associates**

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AUCTIONEERS
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£170,000

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www.bdahomesales.co.uk

THIS IS A LOVELY UPDATED 2 BEDROOM PURPOSE BUILT SECOND FLOOR APARTMENT ideally situated 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 second floor, self-contained front door to hall; lounge/dining room; kitchen/breakfast room with a range of modern units; 2 bedrooms both with built in wardrobes and a modern 3-piece shower room. The property features 'Economy 7' Heating and convector heaters and double glazed windows. Outside - there is one allocated parking space in the main block on the first floor, plus a separate garage block with limited visitors parking. 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 £1,450.00.

The accommodation comprises:

FRONT DOOR

With security intercom entry system to:-

SHARED VESTIBULE

Inner door to:-

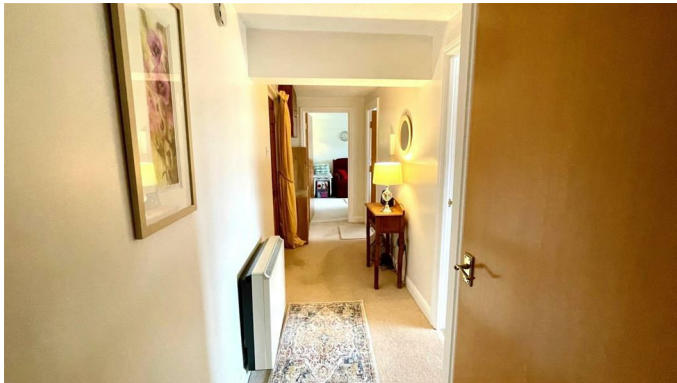
SHARED HALL

Automatic lift and staircase to:-

SECOND FLOOR

Personal door to:-

ENTRANCE HALL



'Economy 7' Heater, storage cupboard, separate storage cupboard with electric hydro water heater for the shower room sink and kitchen sink.

LOUNGE/DINING ROOM 19'3" x 10'9" (5.87m x 3.29m)



'Economy 7' Heater, coved ceiling, upvc double glazed window.

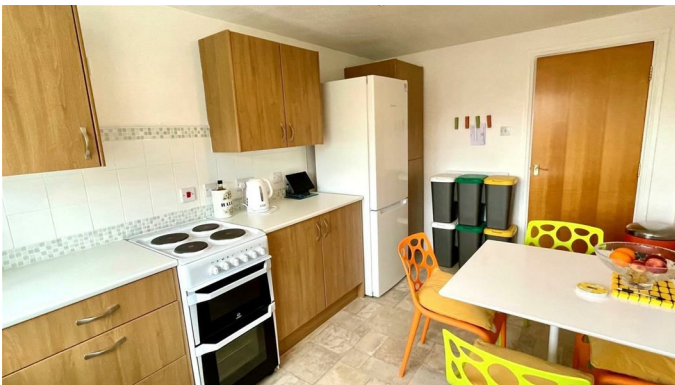
VIEW FROM LOUNGE



KITCHEN/BREAKFAST ROOM 14'6" x 8'7" (4.42m x 2.64m)



Range of modern base, wall and drawer units with round edge worktops incorporating stainless steel sink, electric cooker point, plumbing for an automatic washing machine, wall tiling, upvc double glazed window.



BEDROOM 1 12'9" x 9'8" (3.91m x 2.97m)



Built in wardrobes with sliding mirror door, electric convection heater, upvc double glazed window.

BEDROOM 2 12'1" x 9'7" (3.70m x 2.93m)



Built in wardrobes with sliding mirror door, electric convection heater, upvc double glazed window.

SHOWER ROOM



Large shower stall with electric 'Mira' shower, pedestal wash hand basin and close coupled w.c. in white, sparkle wall panelling, shaver point, extractor fan.

OUTSIDE - ALLOCATED PARKING SPACE



On the first floor and a shared store room.

A separate garage on Garage Street provides limited visitors parking.

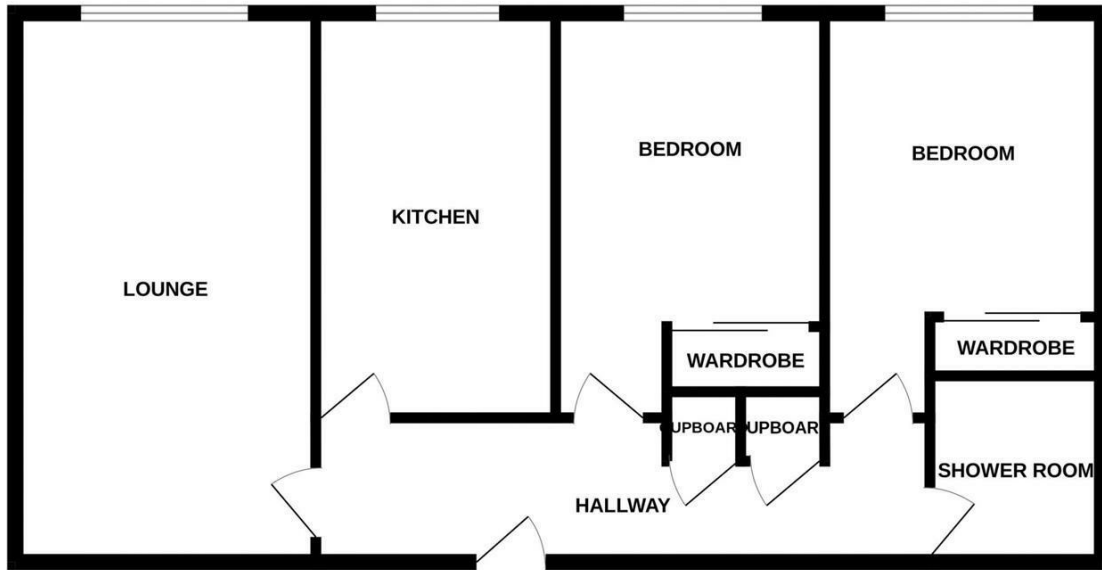
TENURE

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COUNCIL TAX BAND

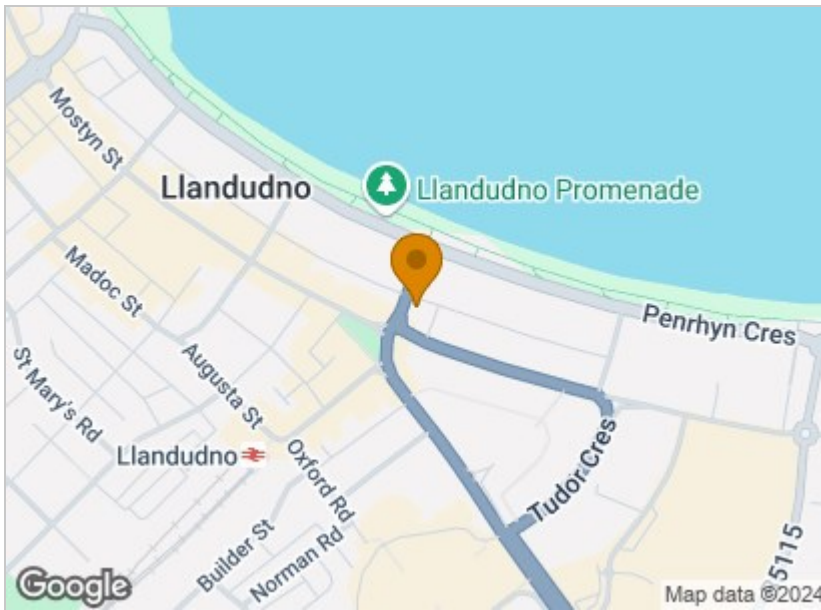
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SECOND FLOOR

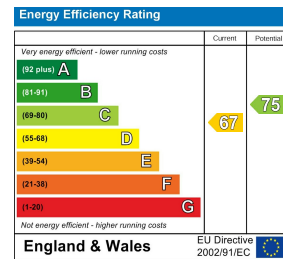


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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. A446 19/04/24

We will be pleased to arrange a viewing of this Home

01492 875125

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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.

