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**AUCTIONEERS  
●  
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## Garden Flat, 11 Charlton Street, Via John Street, Llandudno, Conwy, LL30 2AA



**No Onward Chain £89,950**



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

THIS TWO BEDROOMED TOWN CENTRE GARDEN FLAT is situated within 70 yards of Mostyn Street accessed via John Street at the rear of Charlton Street and close to all the Llandudno amenities including the Promenade and the Railway Station. The accommodation briefly comprises:- front door to kitchen with a range of units and granite worktop; inner hall; lounge; 2 bedrooms and a modern 3-piece bathroom with overbath multi-function shower. The property features Economy 7 heating, double glazed window where specified. Outside - the garden flat has an agreement relating to a parking space in John Street and Mostyn Estates Ltd - new owners will have to confirm that they would be prepared to agree to transfer the agreement, subject to terms of agreement. The property is held on Leasehold Tenure over a 150 year term from the 24th June, 1992 with a Ground Rent of £50.00 per annum and Maintenance Charge which includes the Building Insurance of approximately £600.00 per annum for 2023.

SUBLETTING IS ALLOWED, NO PETS ALLOWED AND NO HOLIDAY LETS ALLOWED.

The Accommodation comprises:-

Steps down from John Street to:-

**FRONT DOOR**

Into:-

**KITCHEN 10'9" x 6'0" (3.29m x 1.83m)**



Fitted range of base, wall and drawer units with Granite worktops incorporating sink unit with mixer tap, double electric oven, ceramic hob, space for fridge/freezer, wall and floor tiling, telephone point.

**INNER HALL**

With tiled floor, security intercom entry phone.

**L-SHAPED LOUNGE 15'3" x 13'9" maximum (4.65m x 4.21m maximum)**



Double glazed window with tiled deep display sill, marble hearth, electric coal effect fire, 2 wall light points, coving, Economy 7 heater.



**BEDROOM 1 17'1" x 7'11" (5.21m x 2.42m )**



Plus alcove. Maximum - into bay window, built-in double and single wardrobe with hanging rails and shelving, Economy 7 heater.





**BEDROOM 2 8'5" x 6'9" (2.59m x 2.06m)**



Minimum, plumbing for a washing machine, double glazed window with deep display sill, Economy 7 heater, Expelair, coving.

#### **TILED 3-PIECE BATHROOM**



White suite comprising P shaped panel bath with side screen, mixer tap and shower attachment, "Home" power multi head shower, vanity wash hand basin with display shelving and cupboard under, close coupled w.c, mirror with light, ladder towel rail, tiled floor, airing cupboard housing hot water tank and slatted shelving.

#### **OUTSIDE**



The garden flat has an agreement relating to a parking space in John Street and Mostyn Estates Ltd - new owners will have to confirm that they would be prepared to agree to transfer the agreement, subject to terms of agreement.

#### **TENURE -**

LEASEHOLD - over a 150 year term from 24th June 1992 with a Ground Rent of £50.00 per annum (payable half yearly). Copy of Lease in office.

#### **MAINTENANCE CHARGE**

Maintenance Charge includes the Building Insurance and is approximately £600.00 per annum for 2023.

#### **COUNCIL TAX BAND**

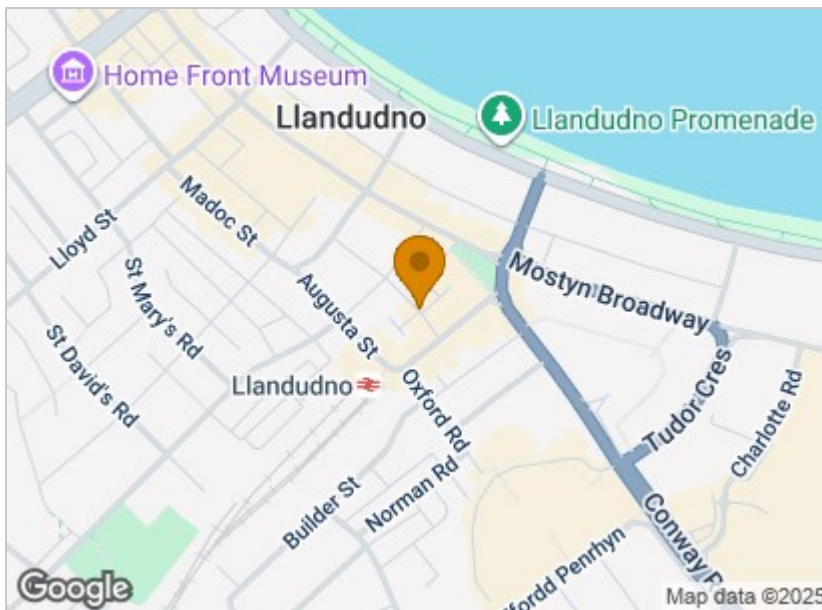
Is "B" obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

## Garden Floor

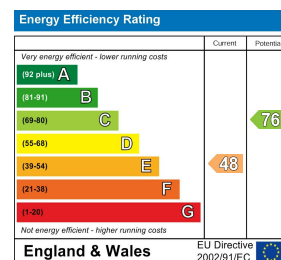
Approx. 58.5 sq. metres (630.0 sq. feet)



### Area Map



### Energy Efficiency Graph



### Directions

From our office turn left and first left into John Street and the flat is in front of you at the end of this road.  
Ref: A176 24/02/23 REV 04/06/25

We will be pleased to arrange a viewing of this Home

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

