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**16, Marlborough Place Vaughan Street, Llandudno,  
Conwy, LL30 1AE**



**£149,950**

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



THIS IS A LOVELY UPDATED 2 BEDROOM PURPOSE BUILT THIRD 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 third floor, self-contained front door to hall; lounge/dining room; kitchen/breakfast room with a range of newly fitted modern units and appliances; bedroom 1 with built in wardrobes and a modern 3-piece shower room. The property features partial 'Economy 7' Heating 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 2024/2025 is approximately £1,450.00.

NO PETS ALLOWED

NO HOLIDAY LETTING ALLOWED

The accommodation comprises:

#### FRONT DOOR

With security intercom entry system to:-

#### SHARED VESTIBULE

Inner door to:-

#### SHARED HALL

Automatic lift and staircase to:-

#### THIRD FLOOR

Personal door to:-

#### ENTRANCE HALL



'Economy 7' Heater, storage cupboard, separate storage cupboard with cylinder tank.

#### LOUNGE/ DINING ROOM 18'11" x 10'5" (5.79m x 3.19m)



#### VIEW FROM LOUNGE



#### KITCHEN/ BREAKFAST ROOM 14'3" x 8'6" (4.35m x 2.60m)



Range of new base, wall and drawer units with round edge worktops incorporating stainless steel sink, electric oven, 4 ring electric hob, cooker hood, washing machine, upvc double glazed window.

**BEDROOM 1 12'0" x 10'0" (3.67m x 3.05m)**



Built in wardrobes with sliding mirror doors, top cupboards, upvc double glazed window.



**BEDROOM 2 14'2" x 9'10" (4.34m x 3.01m)**



**SHOWER ROOM (Recently fitted)**



Large shower stall with electric 'Mira' shower, vanity wash hand basin and close coupled w.c. in white, sparkle wall panelling, 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**

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 2024/2025 is approximately £1,450.00.

**COUNCIL TAX**

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



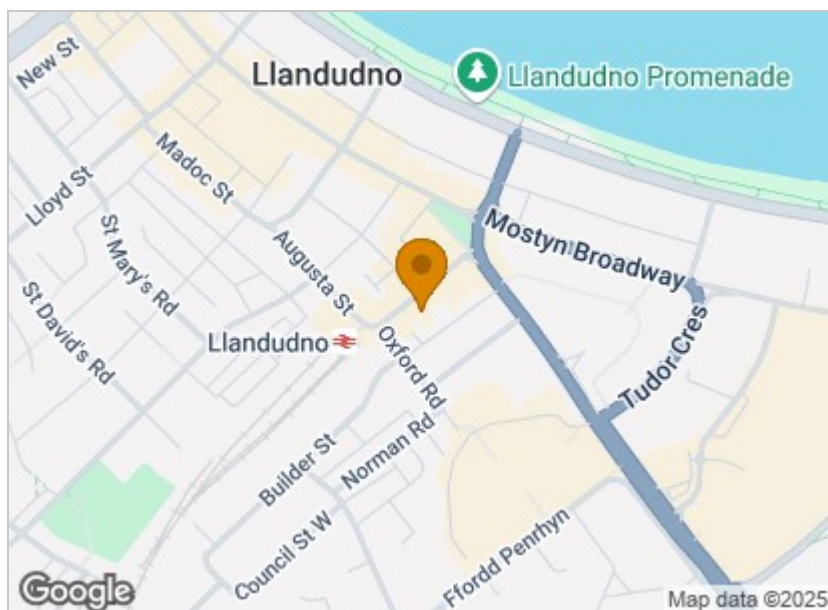
## Third Floor

Approx. 70.5 sq. metres (758.4 sq. feet)

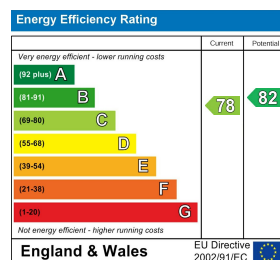


Total area: approx. 70.5 sq. metres (758.4 sq. feet)

### 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. A669 05/04/25

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.