

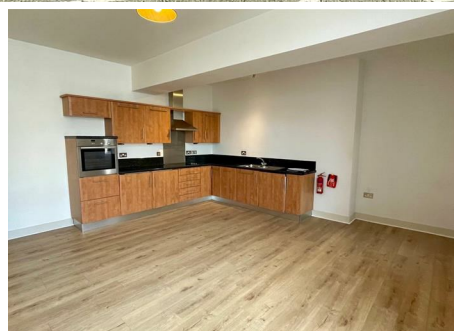
**Bryan Davies  
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**AUCTIONEERS  
•  
ESTATE AGENTS**

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## Flat 2 The Mail House, 14 Vaughan Street, Llandudno, Conwy, LL30 1AD



**£145,000**

 2  2  1  D

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



THIS IS A SPACIOUS 2 BEDROOM 2 BATHROOM FIRST FLOOR SELF CONTAINED CONVERTED APARTMENT IN THE HEART OF LLANDUDNO WITHIN SECONDS OF MOSTYN STREET, PARC LLANDUDNO WITH THE NEW MARKS AND SPENCER STORE AND 300 YARDS OF THE PROMENADE. The accommodation briefly comprises:- front door to shared hall; lift and staircase to the first floor; self contained door to Apartment 2; hall; open plan lounge/kitchen/diner; principle bedroom with recently fitted en-suite 3 piece shower room; good sized second bedroom and a recently fitted 3 piece bathroom. The property features electric heating. Outside there is access from Garage Street at the rear to an open plan garage with an allocated parking space for flat 2. We understand the property is held on Leasehold tenure over a 125 year term from November 2005 and an annual service charge of £1800 to £2000 which includes the ground rent.

THE FLAT IS IN A GRADE II LISTED BUILDING

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

The accommodation comprises:-

Front door to shared entrance.

STAIRCASE AND LIFT TO FIRST FLOOR

Self contained door to Apartment 2

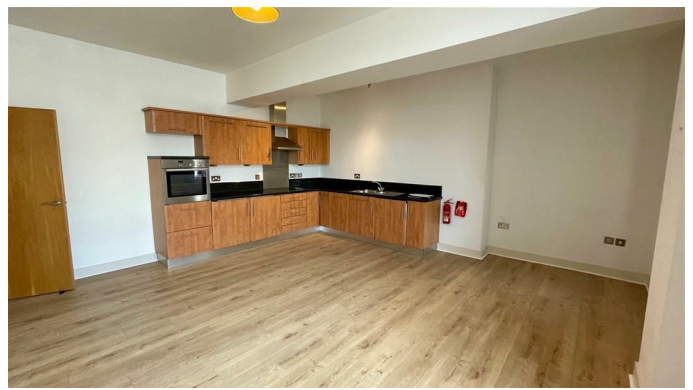
HALL

Convactor heater, laminate floor, airing cupboard with cylinder tank.

LOUNGE/DINING/KITCHEN 17'4" x 16'5" (5.30m x 5.02m)



Range of base, wall and drawer units with round edge worktops, stainless steel 1½ bowl sink unit, built in oven, 4 ring ceramic hob, cooker hood, built in washing machine, fridge and freezer, laminated floor, secondary glazed windows, Economy 7 heating, security entry phone.



VIEW FROM THE LOUNGE



BEDROOM 1 15'7" x 12'2" (4.77m x 3.73m)



Economy 7 heating and convactor heater, secondary glazed window, laminate flooring.



### TILED EN-SUITE 3 PIECE SHOWER ROOM

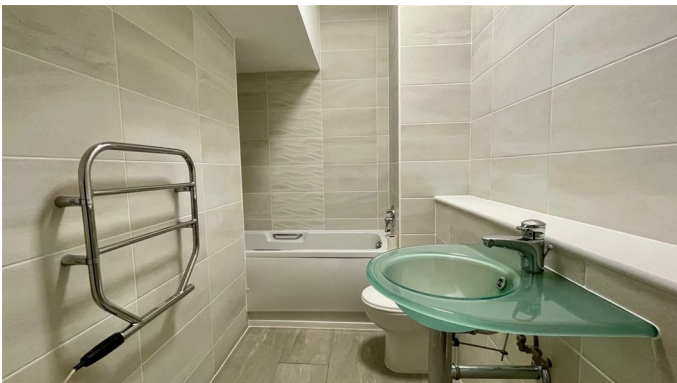


### BEDROOM 2 11'3" x 9'3" (3.44m x 2.82m)



Convactor heater, secondary glazed window, laminate flooring.

### TILED 3 PIECE BATHROOM



### OUTSIDE

There is a parking space in a secure garage under the building.

### TENURE

The property is held on a LEASEHOLD tenure over a 125 year lease from Nov 2005.

### SERVICE CHARGE

The service charge is between £1800 and £2000 per annum which includes ground rent. (This should be clarified by your solicitor.)

### COUNCIL TAX

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

# First Floor

Approx. 76.7 sq. metres (826.0 sq. feet)

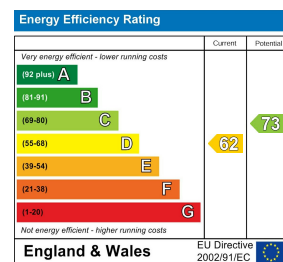


Total area: approx. 76.7 sq. metres (826.0 sq. feet)

## Area Map



## Energy Efficiency Graph



## Directions

From our Llandudno office turn right towards Vaughan Street and the property is above the Old Post Office on the other side of the road. Ref A674 25/09/25

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: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

