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+ Associates**

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**AUCTIONEERS
●
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No Onward Chain £130,000

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www.bdahomesales.co.uk

THIS EXQUISITE SECOND FLOOR TOWN CENTRE APARTMENT HAS BEEN BEAUTIFULLY UPDATED and is situated within 150 yards of the Promenade and the Town Centre with all of Llandudno's amenities on the doorstep. The accommodation briefly comprises:- front door to shared hall; stairs lead to the second floor landing; self-contained door to the flat; kitchen/dining room with cream gloss units; inner hall; double aspect lounge with a glimpse through to the sea and the pier; two double bedrooms with built-in wardrobes and a 3-piece bathroom. The property features gas fired central heating and upvc double glazed windows and solid oak flooring. Outside - there is parking to the rear on a first come first served basis and owners can apply for a free permit from Conwy County Borough Council. The property is held on a leasehold tenure over a 999 year term from 1992 with a ground rent of £10 per annum. The maintenance charge for 2024/25 is approximately £1,400 per annum and is run by Prestige Property Management (NW) Ltd.,

SUB LETTING ALLOWED

NO HOLIDAY LETS

PETS ALLOWED SUBJECT TO MANAGEMENTS PERMISSION

THERE IS NO LIFT IN THE PROPERTY

The accommodation briefly comprises:

FRONT DOOR

To:-

SHARED HALL

Stairs lead to the:-

SECOND FLOOR LANDING

SELF CONTAINED DOOR TO FLAT 5

OPEN PLAN KITCHEN/ DINING ROOM 14'4" x 13'2" (4.39m x 4.02m)



Range of Cream gloss fronted base, wall and drawer units with round edge worktops, incorporating 1½ bowl sink with mixer taps, central island and breakfast bar, 'Bosch' oven and four ring gas hob and cooker hood over, plumbing for washing machine, space for dryer, wall tiling, solid oak flooring, inset ceiling lights, double radiator, wall mounted gas fired combination central heating and hot water boiler, upvc double glazed door leads to fire escape.



INNER HALL

Solid oak flooring, radiator, coved ceiling, inset ceiling lights.

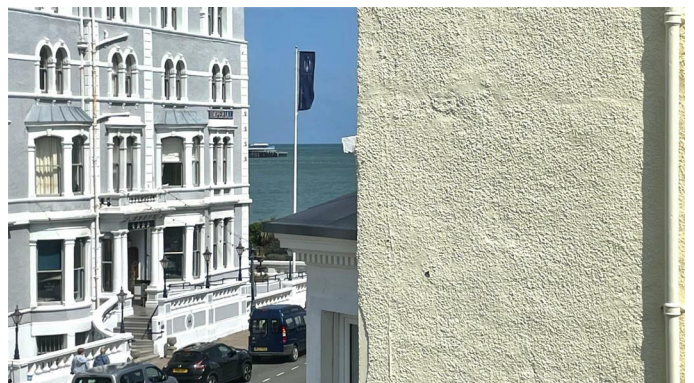
DOUBLE ASPECT LOUNGE 14'11" x 11'5" (4.55m x 3.48m)



Alcove lights and cupboard, tv point, two double radiators and solid oak floor.



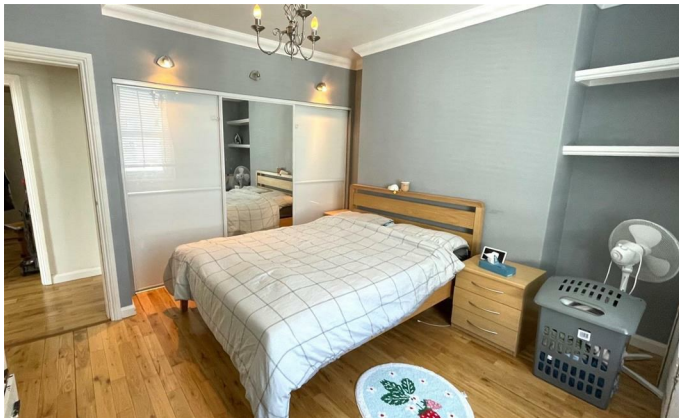
Upvc double glazed windows giving a glimpse of the sea and end of the pier.



BEDROOM 1 12'8" x 12'7" (3.87m x 3.84m)



Plus built in wardrobes with sliding mirrored doors and spot lights over, tv point, coved ceiling, alcoved shelving, double radiator, solid oak floor, upvc double glazed window.



DOUBLE BEDROOM 2 14'6" x 10'10" (4.44m x 3.32m)



Built-in wardrobes with sliding mirrored doors and spotlights over, built-in shelving and cupboard under hanging rail, two double radiators, tv point, solid oak floor, upvc double glazed window.



TILED BATHROOM



Comprising of panel bath with mains shower over and glass screen, wall mounted wash hand basin and low flush wc, granite sill and shelf, ladder style towel warmer, inset ceiling light, upvc double glazed window.

OUTSIDE

PARKING

To the rear on a 'first come first served' basis.

FREE PARKING PERMIT

A free parking permit can be applied for from Conwy County Borough Council

TENURE

The property is held on LEASEHOLD tenure over a 999 year term from 1992 with a Ground Rent of £10.00 per annum. The Maintenance Charge for 2024/25 is approximately £1,400 per annum.

COUNCIL TAX

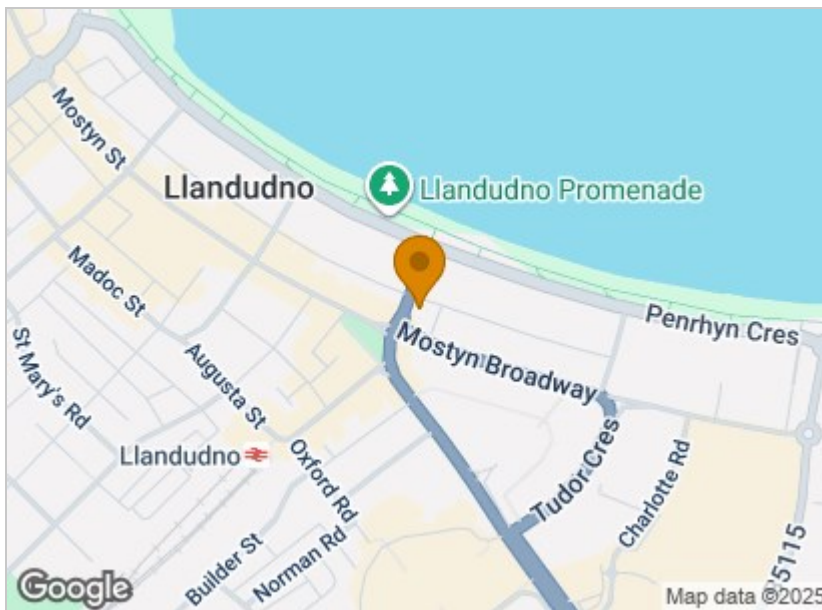
Is 'B' as obtained from www.conwy.gov.uk

Second Floor

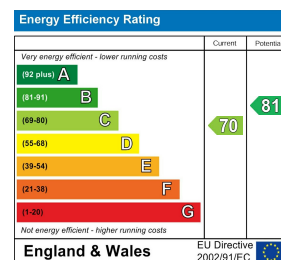
Approx. 80.9 sq. metres (870.9 sq. feet)



Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed directly towards the Promenade and Conwy Court can be seen on your right hand side next to The Broadway Hotel. REF A725 06/06/25 REV 05/08/25

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.

