

**Bryan Davies
+ Associates**

**4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125**

**AUCTIONEERS
●
ESTATE AGENTS**

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4 Tudor Court, Tudor Road, Llandudno, Conwy, LL30 1BU



No Onward Chain £95,000

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www.bdahomesales.co.uk

THIS IS A VERY CLEANLY PRESENTED AND NEWLY CARPETED GROUND FLOOR TWO BEDROOM RETIREMENT APARTMENT IN A SINGLE STOREY BLOCK in this popular development (minimum of 55 years of age for occupancy) - This delightful retirement apartment offers a perfect blend of comfort and convenience with all facilities for enjoyable living including residents lounge and laundry amenities. Guest Suite available on request. Maintenance includes tending of landscaped gardens. Situated close to Venue Cymru, Swimming Pool, Parc Llandudno, Doctor's Surgery, 400 yards from the main shopping street and 200 yards to the promenade and Pier. The accommodation comprises:- Door to Apartment 4; double aspect lounge; kitchen; bedroom 1 with built-in wardrobe; bedroom 2; 3-piece shower room; outside; communal gardens. Service Charge payable for 6 months was £2001.03 up to 28th Feb 2025 which included ground rent, we await the next 6 monthly charge. Ground rent payable 6 monthly £356.01

MINIMUM OF 55 YEARS OF AGE FOR OCCUPANCY
SUB-LETTING ALLOWED
NO HOLIDAY LETTING ALLOWED
NO PETS ALLOWED

The accommodation comprises:-

RECEPTION VESTIBULE

With intercom to all flats and House Manager.

RECEPTION HALL

With automatic lift to all flats, carpeted hall stairs and landing together with heating and lighting.

LAUNDRY FOR RESIDENTS

Equipped with washers, dryers and iron no extra charge.

COMMUNAL CONSERVATORY



COMMUNAL LOUNGE



GUEST SUITE ACCOMMODATION

GROUND FLOOR PERSONAL DOOR

Into:-

APARTMENT 4

HALL

Economy 7 heater, coved ceiling, wall mounted 'Piper' call system intercom entry door phone, walk-in storage cupboard with meter, airing cupboard with hot water tank and slatted shelving.

DOUBLE ASPECT LOUNGE 14'5" x 10'5" (4.40m x 3.18m)



3 wall light points, TV point, 2 economy 7 heaters, coved ceiling, emergency pull cord, UPVC double glazed windows, arch through to:-



KITCHEN 10'5" x 5'5" (3.18m x 1.67m)



Fitted base, wall and drawer units with round edged worktops and inset single drainer sink unit, space for cooker and fridge/freezer, wall tiling, coved ceiling, UPVC double glazed window.

BEDROOM 1 9'8" x 8'10" (2.96m x 2.71m)



Plus built-in wardrobe with mirror fronted doors, hanging rail and shelving, economy 7 heater, UPVC double glazed window and secondary glazed window, emergency pull cord.

BEDROOM 2 11'2" x 6'7" (3.41m x 2.02m)



Coved ceiling, electric panel heater, UPVC double glazed window, emergency pull cord.

THREE PIECE SHOWER ROOM



Coloured suite comprising shower stall, vanity wash hand basin, low flush WC, shaver light, heated towel rail, wall tiling, wall mounted electric heater, emergency pull cord.

OUTSIDE

COMMUNAL GARDENS

TENURE

The property is held on a LEASEHOLD tenure over a 120 year term from 24th June 1993.

COUNCIL TAX

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

MAINTENANCE CHARGE

The half year service charge up to 28th Feb 2025 was £2001.03 including the ground rent, we await the next 6 monthly charge. Ground rent charge £356.01 payable per half year - includes building insurance, general maintenance of the building, use of laundry facilities, water (complex as on a water meter), cleaning of all common parts, use of Residents lounge, tending of gardens, House Manager and window cleaning.

Ground Floor

Approx. 53.2 sq. metres (572.5 sq. feet)

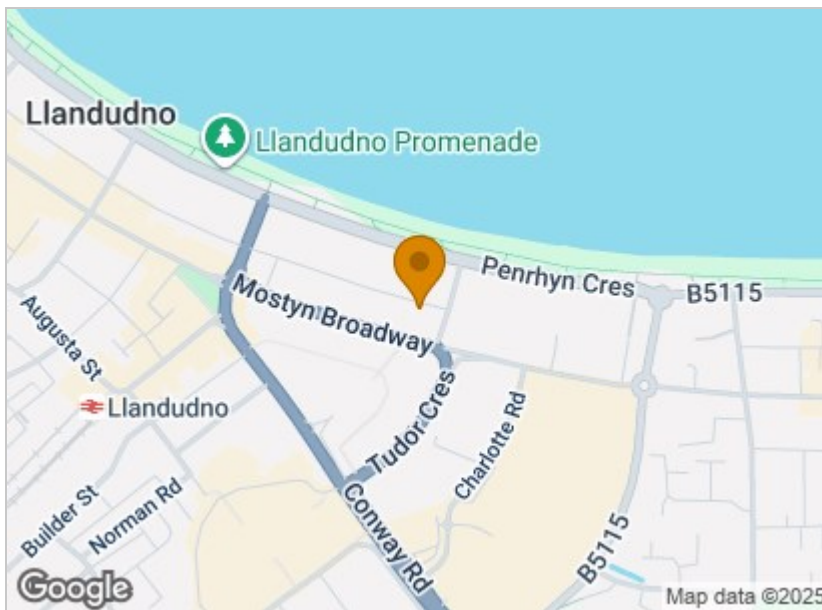


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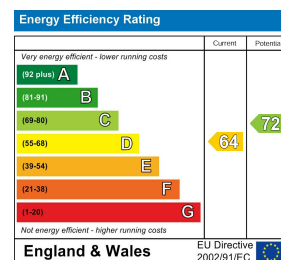


Total area: approx. 53.2 sq. metres (572.5 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed East along Mostyn Broadway, the coach park is on the left hand side, Tudor Court is immediately after the coach park, entrance to car park from Tudor Road. Ref A742 07/07/2025 27/09/25

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.

