

**Bryan Davies
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**AUCTIONEERS
●
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No Onward Chain £159,950



www.bdahomesales.co.uk

THIS SPACIOUS FIFTH FLOOR PURPOSE BUILT TWO BEDROOM APARTMENT IS SITUATED WITHIN EASY ACCESS OF LLANDUDNO SHOPS, AND THE LOWER SLOPES OF THE GREAT ORME, AND 500 YARDS TO THE PROMENADE HAVING PANORAMIC VIEWS FROM THE FRONT TO LLANDUDNO BAY, LITTLE ORME AND ACROSS TO SNOWDONIA RANGE.

The accommodation briefly comprises;- front door to shared hall; staircase and lift to floor five; self contained door to reception hall; open plan lounge/dining room; kitchen with range of modern units and built in appliances; two double sized bedrooms; three piece bathroom and separate three piece shower room. The property features upvc double glazed windows and 'Economy 7' heaters where specified. Outside - the gardens and small patio areas are maintained by the management company, and there is secure parking space under the building for one car.

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:

COMMUNAL ENTRANCE DOOR

Into:

COMMUNAL ENTRANCE HALL

Staircase and lift to all floors.

FIFTH FLOOR

PERSONAL DOOR TO APARTMENT 14

HALL

Cloaks cupboard, telephone point, 'Economy 7' heater, security intercom entry phone, upvc double glazed window.

LOUNGE/DINING ROOM 19'3" x 19'1" maximum (5.87m x 5.82 maximum)



Fireplace with tiled hearth and wooden display mantle over, T.V. and telephone point, two 'Economy 7' heaters, panoramic views across Llandudno Bay to the Little Orme across to the Snowdonia Range.

KITCHEN



Re-fitted range of beige gloss fronted base, wall and drawer unit with round edge sparkle worktops incorporating inset 1½ bowl sink unit with mixer tap, integrated 'Bosch' dishwasher, corner carousel cupboard, integrated double 'Bosch' electric oven and 'Lamona' four ring ceramic hob with splashback and stainless steel canopy over, integrated 'Bosch' washing machine and fridge/freezer, cupboard housing hot water tank, tiled floor, upvc double glazed window with open views.

BEDROOM 1 15'11" x 10'3" (4.86m x 3.14m)



Upvc double glazed windows to rear with views to the lower slopes of the Great Orme.

VIEW FROM BEDROOM 1



BEDROOM 2 12'7" x 8'7" (3.85m x 2.62m)



Upvc double glazed windows to rear with views to the lower slopes of the Great Orme.

3-PIECE SHOWER ROOM



Comprising tiled corner shower stall with twin shower heads, vanity wash hand basin and mixer tap, tiled splashback, mirror front cabinet, close coupled w.c., recessed downlighters to ceiling, laminate flooring.

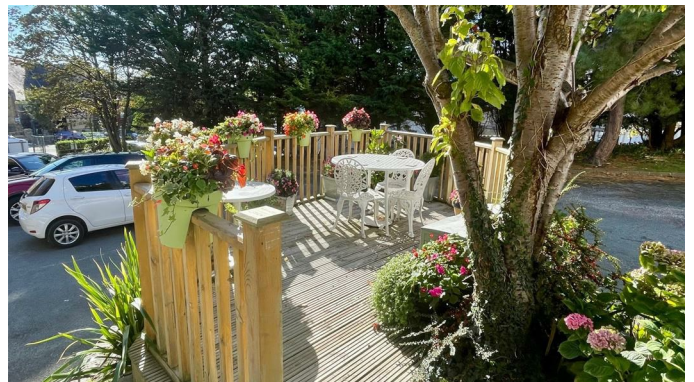
3-PIECE BATHROOM



White suite comprising panel bath, vanity wash hand basin and mixer tap and tiled splashback, close coupled w.c., recessed downlighters to ceiling, extractor, laminate flooring.

OUTSIDE

COMMUNAL SEATING AND PATIO AREAS



To the front.

ALLOCATED PARKING SPACE

For No. 14 under the building for one car, as well as Visitor's Parking.

TENURE

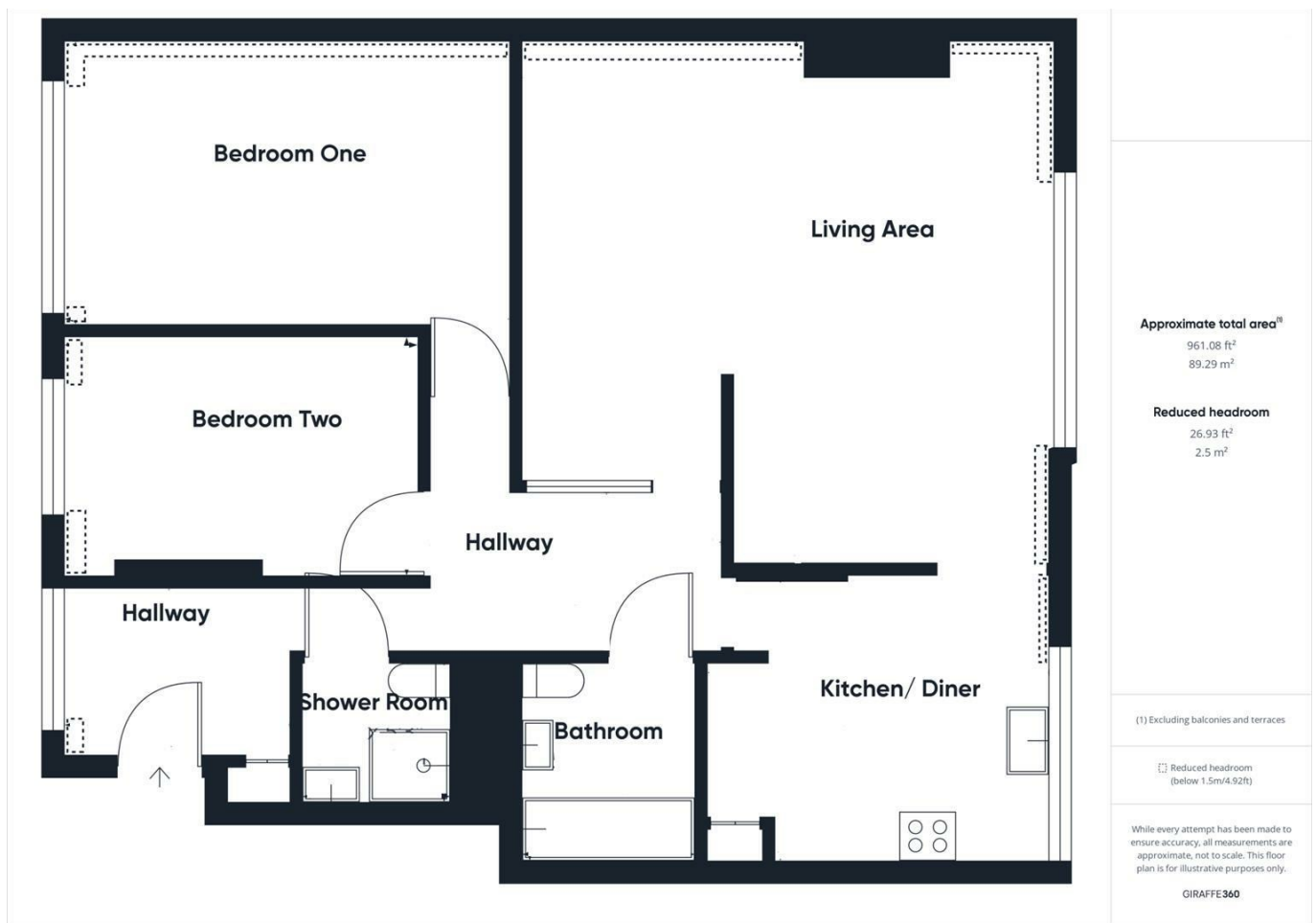
The apartment is held on a LEASEHOLD tenure over a 2000 year term from 2019 with an annual Ground Rent of £30.00.

MAINTENANCE CHARGES

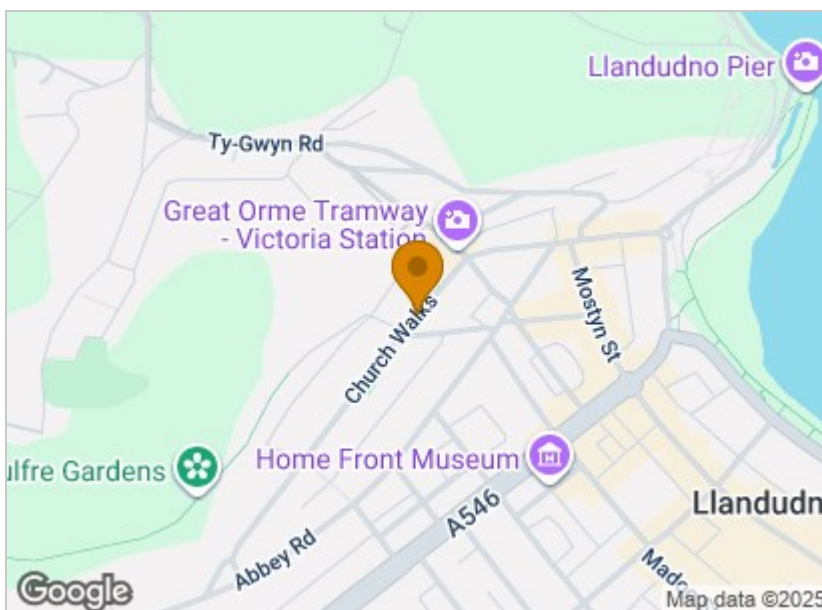
Each flat is a shareholder. Maintenance charges are shared equally between the 28 owners. We are awaiting confirmation of the maintenance charges but have been advised that it is likely to be £225.00 per month.

COUNCIL TAX BAND

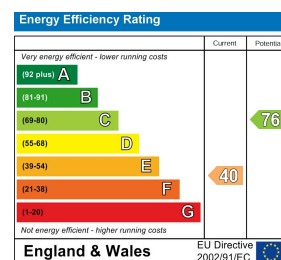
Is 'E' obtained from www.conwy.gov.uk



Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed north along Mostyn Street over the Millennium roundabout and onto Upper Mostyn Street, turn left onto Llewelyn Avenue, at the top of this road Garth Court can be viewed on the right hand side with access to the parking area. A793 20/10/25

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.

