



## Apt 1 Windsor Court

Conwy LL32 8SB

£162,500

A spacious well appointed 2 bedroom purpose built apartment in popular setting on the outskirts of the town of Conwy.

Situated in the highly popular Parc Sychnant development offering spacious 2 bedroom accommodation, communal garden, large car garage and driveway parking.

Gas fired central heating and uPVC double glazing.  
Affording communal entrance (4 apartments), reception hall, boiler/cloaks cupboard, lounge and dining room, breakfast kitchen, 2 double bedrooms.

Views towards the Conwy Valley. Convenient location within easy access of Conwy and all local amenities..

Viewing recommended.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>

# Location

Located within walking distance of the historic castle town of Conwy. The town has a variety of retail outlets, hotels, library and several places of interest. There are local primary and secondary schools, social and recreational facilities including an 18-hole golf course and yachting marina nearby.

The Accommodation Affords (approximate measurement)

Ground Floor:

Access to:

Communal Front Entrance:

Reception Hall:

Radiator; coved ceiling.

Boiler/Cloaks Cupboard:

Radiator; Worcester wall mounted central heating boiler; shelving; cloak hooks; electric consumer unit.

Lounge & Dining Room:

22'7" x 11'10" reducing to 9'4" (6.9 x 3.62 reducing to 2.85)

uPVC double glazed sliding patio door leading outside to communal garden.

Dining Area:

Double panelled radiator; uPVC double glazed window overlooking side elevation.

Living Area:

Double panelled radiator; coved ceiling, patio doors, tv point

Breakfast Kitchen:

9'10" x 8'0" (3 x 2.44)

Fitted range of base and wall cupboards with complementary worktops; single drainer sink; integrated oven; four ring gas hob and filter extractor above; wall tiling; shelving; plumbing for automatic washing machine; space for fridge freezer; uPVC double glazed window overlooking front with views.

Bedroom No 1:

10'10" x 12'10" (3.32 x 3.93)

Double panelled radiator; uPVC double glazed window overlooking rear; fitted range of wardrobes and dressing table.

Bedroom No 2:

10'5" x 8'10" (3.18 x 2.71)

Radiator; uPVC double glazed window overlooking rear garden, fitted wall mounted units.

Bathroom:

7'10" x 6'6" (2.39 x 2)

Shower, shower enclosure, vanity wash basin and low level WC; fully tiled walls; ladder style heated towel rail; bidet; extractor fan; uPVC double glazed window.

Outside:

Single car garage with up and over door, concrete driveway for off road parking.

Garage:

11'5" x 8'11" (3.5 x 2.73)

Vaulted ceiling providing overhead area which could be utilised as storage area.

Services:

Mains water, electricity, gas and drainage are connected to the property.

Tenure:

Freehold - each flat owns a share of the freehold, maintenance charge is £800 per annum.

Directions:

Proceed from the agents office up Sychnant Pass Road, turn left into Parc Sychnant, follow the road down to the left and immediately right into Windsor Court which will be located on the right hand side.

Council Tax:

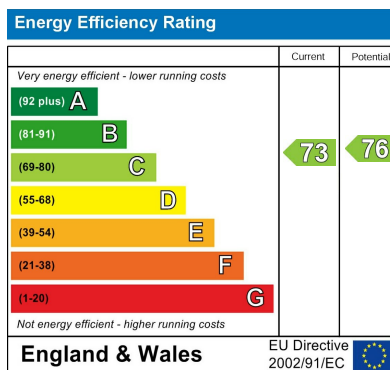
Conwy County Council tax band 'C'.

Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)

Proof of Identity:

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.



These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

5 Bangor Road  
Conwy  
LL32 8NG

Tel: 01492 555500  
Email: [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)  
Web: <https://www.iwanmwilliams.co.uk>

