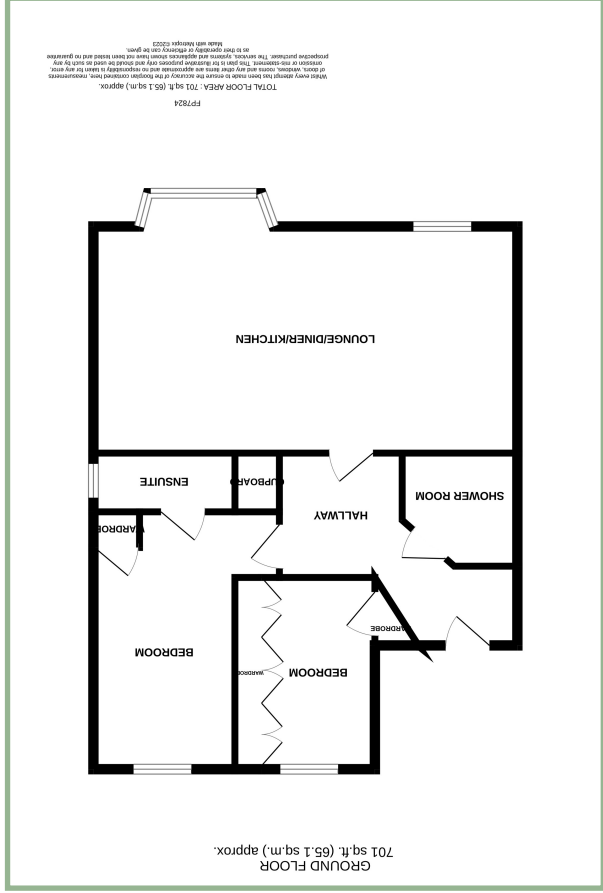


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

[www.fletcherpoole.com](http://www.fletcherpoole.com)

Fletcher & Poole



# Two Bedroom First Floor Apartment Enjoying Forest & River Views

## Description

A spacious two bedroom first floor apartment situated in the centre of the town, enjoying lovely views over the river, the bridge, forest and countryside.

The purpose built apartment benefits from an allocated parking space, visitor parking and a lift to all floors.

Secure communal entrance: Personal door to Apartment 3: Hallway with store cupboard, open plan lounge/diner/kitchen. The lounge area enjoys a large bay window enjoying the stunning views. The kitchen benefits from an integrated fridge/freezer, washing machine, AEG integrated microwave, oven, electric hob and extractor. Master bedroom with en-suite shower room and built in wardrobe. Second bedroom with built in wardrobes. Modern shower room. UPVC sash double glazed windows and gas fired Worcester combination boiler.

- ✓ SPACIOUS FIRST FLOOR, TWO BEDROOM APARTMENT
- ✓ ENJOYS SUPERB VIEWS OVER THE RIVER, BRIDGE & FOREST
- ✓ SITUATED IN THE HEART OF THE TOWN WITH EASY ACCESS TO THE SHOPS
- ✓ LIFT TO ALL FLOORS
- ✓ ONE ALLOCATED PARKING SPACE & VISITOR PARKING

## Hall

13' 2" x 8' 3" 4.01m x 2.51m

## Lounge/Diner/Kitchen

24' 1" x 12' 11" (14' 11" 4.54m into bay) 7.34m x 3.94m



## Bedroom One

14' 6" x 10' 6" (narrowing to 8' 4" 2.54m) 4.42m x 3.20m



## En-Suite Shower Room

8' x 3' 5" 2.43m x 1.04m



## Bedroom Two

10' 7" x 7' 8" into the wardrobes 3.22m x 2.33m



## Shower Room

7' 4" x 5' 9" 2.23m x 1.75m



Agent's Notes: Apartment is leasehold on a 125 year lease from January 2009. The lease holder will benefit from a shared ownership of the freehold title 1/15th share. Holiday let and short term let not permitted. Long term let permitted. Pets allowed with consent from Management.

## Location

Situated in the centre of the market town of Llanrwst, with an array of shops, transport links and the famous Tu Hwnt i'r Bont tea rooms. Easy access to beautiful walks along the river and Gwydyr Forest.

## Directions

From our Conwy office proceed back onto the A55 (east direction), come off at the slip road sign posted Glan Conwy, proceed onto the A470. Continue into Llanrwst passing the Spar on the left, around the corner and turn left into Victoria Court.

Council Tax Band: C (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: TBC

2 Bedroom First Floor Apartment

3 VICTORIA COURT  
BRIDGE STREET  
LLANRWST  
CONWY  
LL26 0GA

**£205,000**  
REDUCED FROM £220,000

Reference Number: FP7824

Fletcher & Poole,  
3 Lancaster Square,  
Conwy, LL32 8HT

Registered Company  
Number 4687367

## Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

tel: 01492 583100  
fax: 01492 583616  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

