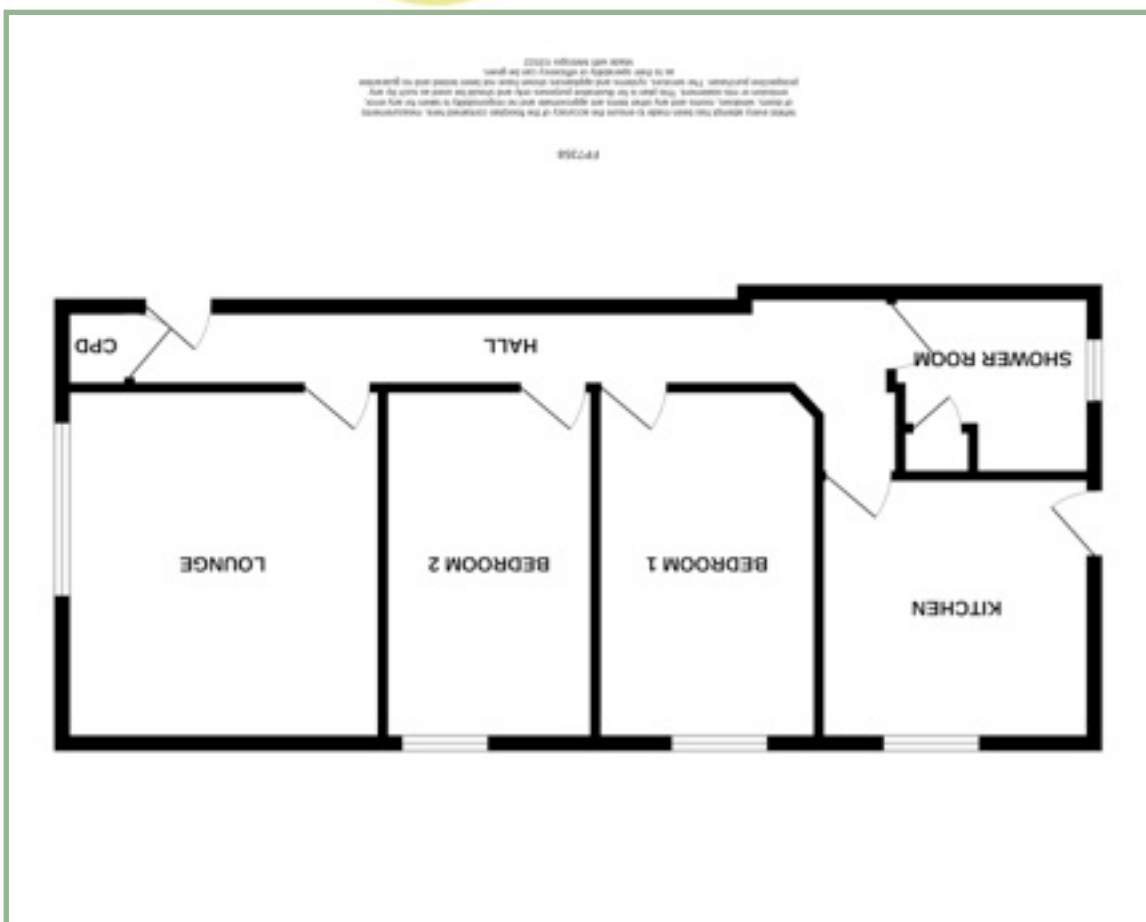


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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

www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	80 C
39-54	E		
21-38	F		
1-20	G		



# Two Bedroom First Floor Apartment With Lovely Views

## Description

A two bedroom first floor apartment enjoying far reaching views towards the mountains of Snowdonia and conwy Valley. The property is ideally located for easy access to the town centre, train station, shops and promenade.

The accommodation comprises: Stairs leading up to the front door, hallway, lounge with gas fire, double bedroom, single bedroom, shower room with walk in shower, kitchen leading onto the balcony. UPVC double glazing and gas fired combination boiler.

To the outside there is an allocated parking space.

- ✓ TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ IDEALLY LOCATED FOR EASY ACCESS TO THE TOWN CENTRE, TRAIN STATION, SHOPS & PROMENADE
- ✓ LOVELY FAR REACHING VIEWS TOWARDS SNOWDONIA MOUNTAINS & CONWY VALLEY
- ✓ ALLOCATED PARKING SPACE
- ✓ LEASEHOLD
- ✓ NO CHAIN

## Hallway

27' 1" x 2' 11" 8.26m x 0.88m

## Lounge

12' 11" x 11' 9" 3.94m x 3.58m



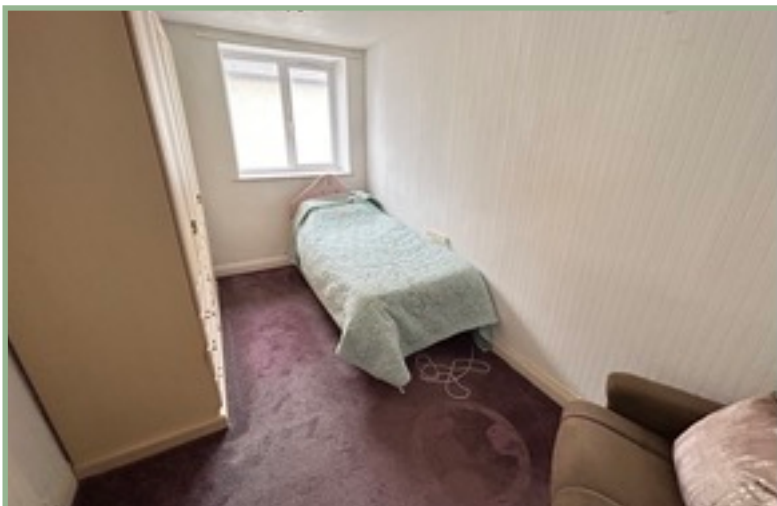
## Bedroom One

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



## Bedroom Two

13' 1" x 7' 11" 3.99m x 2.41m



## Shower Room

7' 2" x 6' 9" 2.18m x 2.06m



## Kitchen

9' 11" x 10' 7" 3.02m x 3.22m



Agent's Notes: The property is leasehold with 95 years left. A ground rent of £85 per annum through Mostyn Estates.

## Location

Jubilee Court is located not far from the Promenade, pier and other local amenities. It is conveniently situated, close to the town centre with its Victorian facades and wide range of shops, schools, theatre, train station and Llandudno pier.

## Directions

From our Conwy office follow the oneway system out of Conwy across the bridge. At the roundabout take the first exit and follow the road onwards through Deganwy and towards Llandudno, proceed straight over the roundabout onto Bryniau Road, right onto Trinity Avenue, right onto Albion Street, follow the road around onto Jubilee Street where Flat 2 can be found on the left.

Council Tax Band: B (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Efficiency Rating: D

2 Bedroom First Floor Apartment

Flat 2 Jubilee Court  
Jubilee Street  
Llandudno  
LL30 2SQ

**NO CHAIN**

**£124,000**

**REDUCED OF £127,000**

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)

