

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.

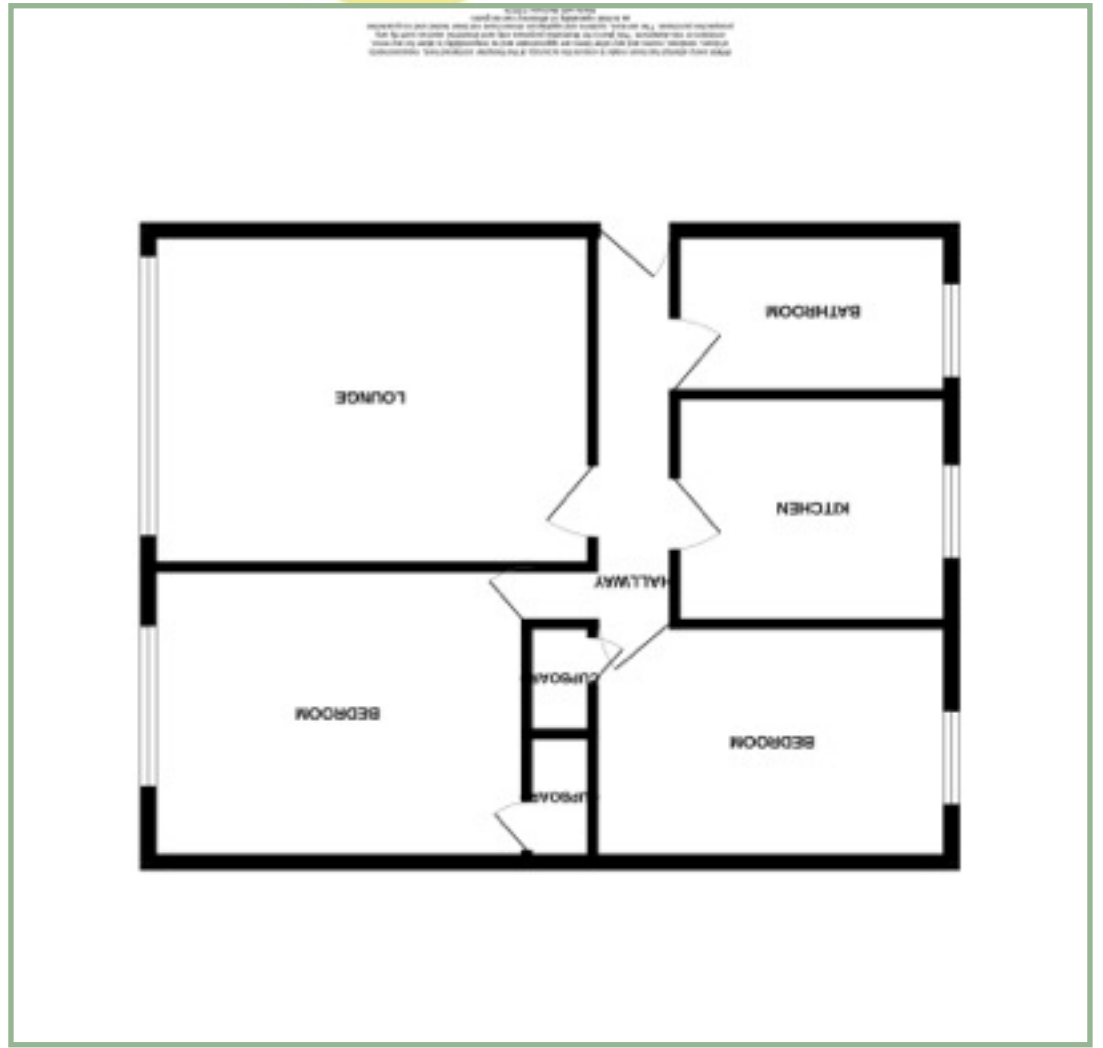
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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.

Fletcher & Poole



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Immaculately Presented Two Bedroom Top Floor Apartment Enjoying Spectacular Views Of The Sea, Puffin Island & Anglesey

## Description

An immaculately presented and spacious two bedroom top floor apartment enjoying the most spectacular views of the sea, Puffin Island and Anglesey. Marine Court is located on the flat allowing for easy access to the beach and promenade, Deganwy village, transport links and just a short drive into Llandudno.

The accommodation comprises: front door to communal hallway, personal door to Apartment 11: hallway, modern four piece bathroom with heated towel rail, spacious lounge with gas fire and large windows where the superb views can be enjoyed, modern kitchen with space for a freestanding fridge/freezer, electric cooker with a slide and hide door, insinkerator waste disposal, space and plumbing for a washer/dryer (the current owner has a slimline dishwasher and wine cooler in this space that will be removed). Two double bedrooms, both with an inbuilt storage cupboard.

UPVC double glazing and gas fired central heating with a Baxi combination boiler.

To the outside there are lovely landscaped communal gardens.

- ✓ IMMACULATEDLY PRESENTED TWO BEDROOM TOP FLOOR APARTMENT
- ✓ SPECTACULAR VIEWS OF THE SEA, PUFFIN ISLAND AND ANGLESEY
- ✓ WALKING DISTANCE TO THE BEACH, PROMENADE AND DEGANWY VILLAGE
- ✓ LEASEHOLD
- ✓ NO CHAIN

## Hallway

14' x 2' 10" 4.26m x 0.86m

## Bathroom

9' 9" x 5' 10" 2.97m x 1.78m



## Lounge

13' 4" max x 15' 9" 4.06m x 4.80m



## Kitchen

9' 10" x 7' 6" 3m x 2.28m



## Bedroom One

13' 8" x 11' 8" 4.16m x 3.55m



## Bedroom Two

13' 3" x 8' 5" 4.04m x 2.56m



Agent Notes: The apartment is leasehold on a 2000 year lease from 1965. Ground rent is £5 per year. Service charge: TBC. We are advised by the vendor that there are external works to be carried out on the property within the upcoming years.

## Location

Deganwy is a popular seaside town with a variety of local shops and schools and is on a bus route and main railway line. It is located midway between Llandudno and Colwyn Bay and is within easy access of the A55 dual carriageway.

## Directions

From our Conwy office proceed back around the one way system and over the Bridge in the direction of Deganwy. Bear left at the roundabout towards Llandudno. At the traffic lights continue on into the village, follow this road where Marine Court can be found on the left.

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

2 Bedroom Top Floor Apartment

Apartment 11, Marine Court  
Deganwy  
LL31 9BT

**NO CHAIN OFFERS OVER £210,000**

Reference Number: FP8010  
29/4/2024

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)

