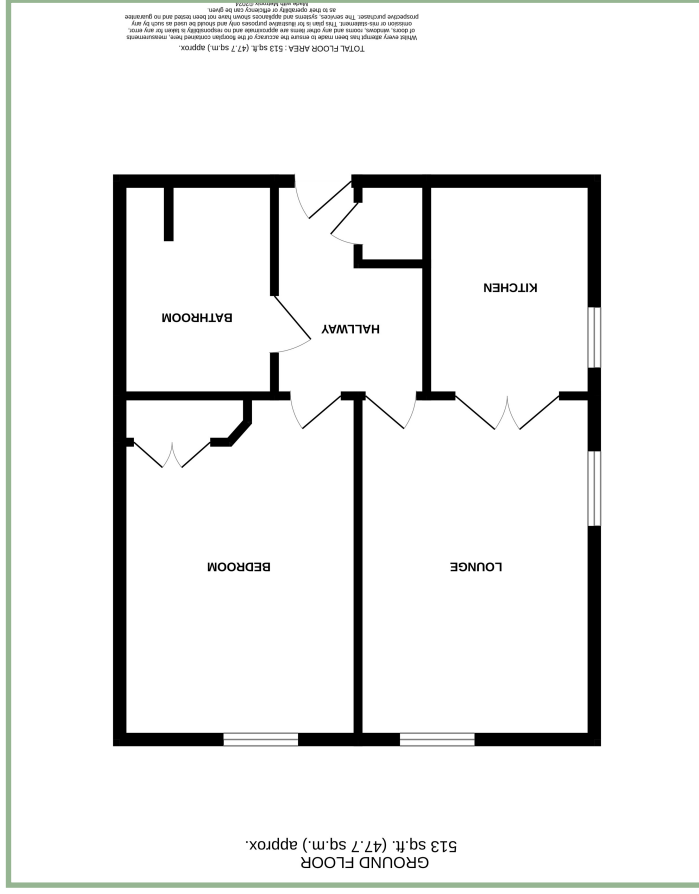


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 1-20  | G             |         |           |
| 21-38 | F             |         |           |
| 39-54 | E             |         |           |
| 55-68 | D             |         |           |
| 69-80 | C             | 73 C    |           |
| 81-91 | B             |         | 81 B      |
| 92+   | A             |         |           |





# One Bedroom Apartment Situated In The Heart Of Llandudno

## Description

A light and spacious one bedroom retirement apartment for the over 60's situated close to the heart of the town, Cwrt St Tudno is ideally located for walking to the shops, restaurants, bus stops and the promenade.

Built by McCarthy & Stone in 2002, the development consists of 66 self contained apartments and offers assisted living with 24 hour onsite estate manager, domestic assistance and laundry room, on site restaurant with waitress service, resident's lounge, function room and guest suite, communal car parking and gardens, secure video entry system and emergency call system.

There is a dedicated scooter store/charging room and one hour per week of domestic help provided to each of the residents/apartments included within the service charge.

Apartment 50 is situated on the fifth floor and benefits from lift and stairs to all floors.

The accommodation comprises: spacious hallway with good size store cupboard, lounge/diner, kitchen with electric hob and space for a low level fridge and dishwasher, double bedroom with a fitted wardrobe and bathroom.

UPVC double glazing and electric heaters, communal parking and gardens.

- ✓ LEASEHOLD
- ✓ NO CHAIN
- ✓ ESTATE MANAGER & ASSISTANTS (24 HOUR COVERAGE)
- ✓ RESIDENTS LOUNGE AND FUNCTION ROOM
- ✓ COMMUNAL CAR PARK & LANDSCAPED GARDENS

## Hallway

9' 10" x 6' 9" 6.10m x 1.19m

## Storage

3' 8" x 3' 1.11m x 0.91m

## Bathroom

9' 1" x 6' 10" 2.77m x 2.08m



## Bedroom

15' 7" x 10' 5" 4.75m x 3.17m



## Bedroom Storage Cupboard

2' x 5' 8" 0.60m x 1.72m

## Lounge

15' 1" x 10' 5" 4.60m x 3.17m



## Kitchen

9' 2" x 7' 5" 2.79m x 2.26m



Agent Notes: Apartment is leasehold on a 125 year lease from 2002. Ground rent is £350 approx per annum. Service charge £7087 approx Per annum.

## Location

"Hafan Gogarth" is located on the West Shore, 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 along this road, stay straight ahead, at the roundabout take the first exit, at the next mini roundabout take the second exit onto Gt. Orme's Road, "Hafan Gogarth" can be found on the corner of Abbey Road.

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

## One Bedroom Apartment

Apartment 50  
Cwrt St Tudno  
Clarence Road  
Llandudno  
LL30 1BZ

NO CHAIN

**£70,000**

Reference Number: FP8024  
9/5/2024

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)

