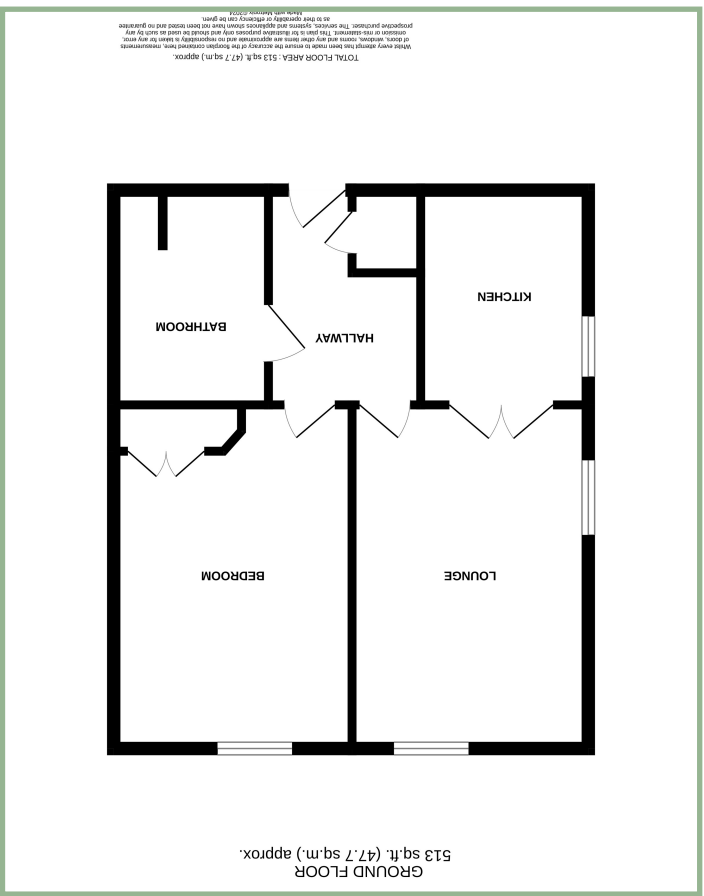




Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Fletcher & Poole



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.

The apartment enjoys views of the sea, promenade and the Carneddau mountains.

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 third 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
- ✓ MOUNTAIN, SEA AND GREAT ORME VIEWS

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

GRENT £395.13 to be paid twice a year (total per year £790)
SERVICE CHARGE £7087 APPROX PA

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)
Energy Efficiency Rating: C



One Bedroom Apartment

Apartment 50
Cwrt St Tudno
Clarence Road
Llandudno
LL30 1BZ

£66,500
REDUCED FROM
£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
web: www.fletcherpoole.com

