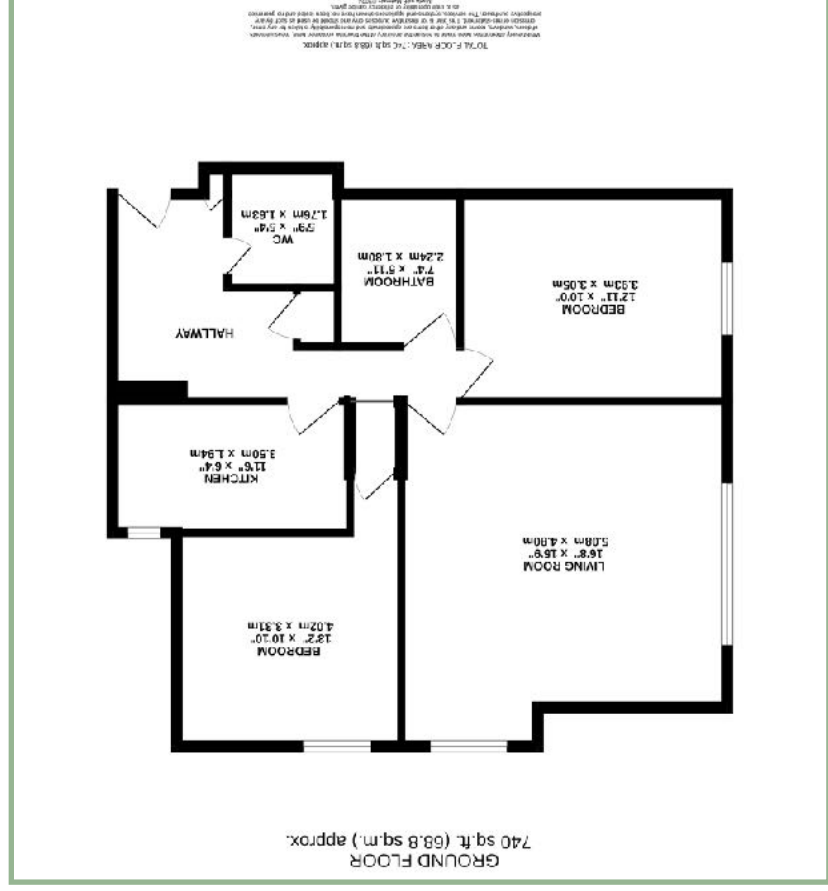
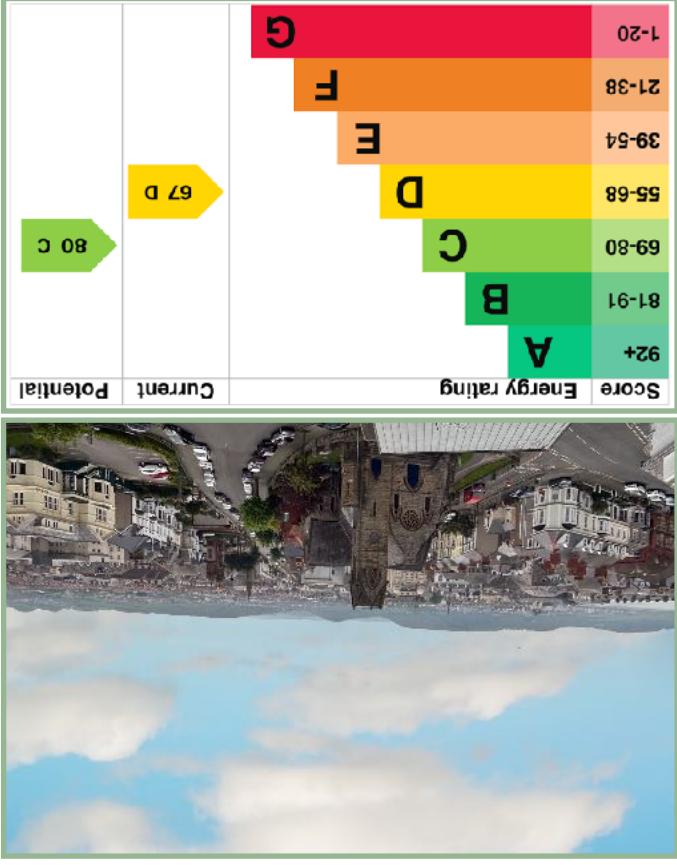


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Two Bedroom Top Floor Apartment

Description

An immaculately presented two bedroom top floor apartment situated within four hundred yards walk into the centre of Llandudno, and a short walk to the promenade and the pier.

The apartment enjoys superb views over both Llandudno pier, west shore beach and the distant countryside.

Garth Court is a well maintained development of purpose built apartments with a lift to all floors and communal seating area in the foyer.

Apartment 15 comprises: Spacious entrance hall, good size double aspect lounge with views over Llandudno, the countryside and the mountains, Original 1970's kitchen with space for an oven, two double bedrooms and modern bathroom.

One allocated parking space and visitor parking. Communal seating area by the main door.

UPVC double glazed windows. Underfloor electric heating.

- ✓ LEASEHOLD
- ✓ SPECTACULAR VIEWS
- ✓ WALKING DISTANCE TO LOCAL AMENITIES
- ✓ SECURE ALLOCATED PARKING
- ✓ LARGE DINING/LOUNGE AREA

Hallway

10' x 19' 6" 3.05m x 5.95m

Storage Cupboard

5' 7" x 5' 5" 1.70m x 1.65m

Kitchen

6' 4" x 11' 9" 1.93m x 3.58m



Lounge

16' 8" x 16' 1" 5.08m x 4.90m



Bedroom One

13' 5" x 10' 6" 4.09m x 3.20m



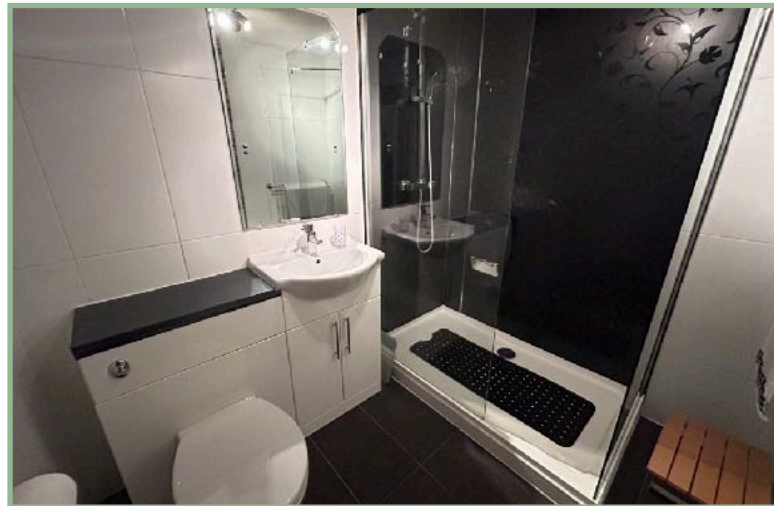
Bedroom Two

10' x 12' 5" 3.05m x 3.78m



Shower Room

7' 1" x 5' 11" 2.16m x 1.80m



Agent Notes: 2000 year lease. £195 a month to cover building insurance & water Rates. No holiday lets allowed. No pets unless agreed with management company.

Location

Abbey Road is 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 second exit onto Great Orme's Road, right onto Abbey Road.

Council Tax Band: D (provided on www.voa.gov.uk)
Energy Efficiency Rating: D

2 Bedroom Top Floor Apartment

Apartment 15, Garth Court
Abbey Road
Llandudno
LL30 2HF

£195,000

Reference Number: FP8023
10/5/2024

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

