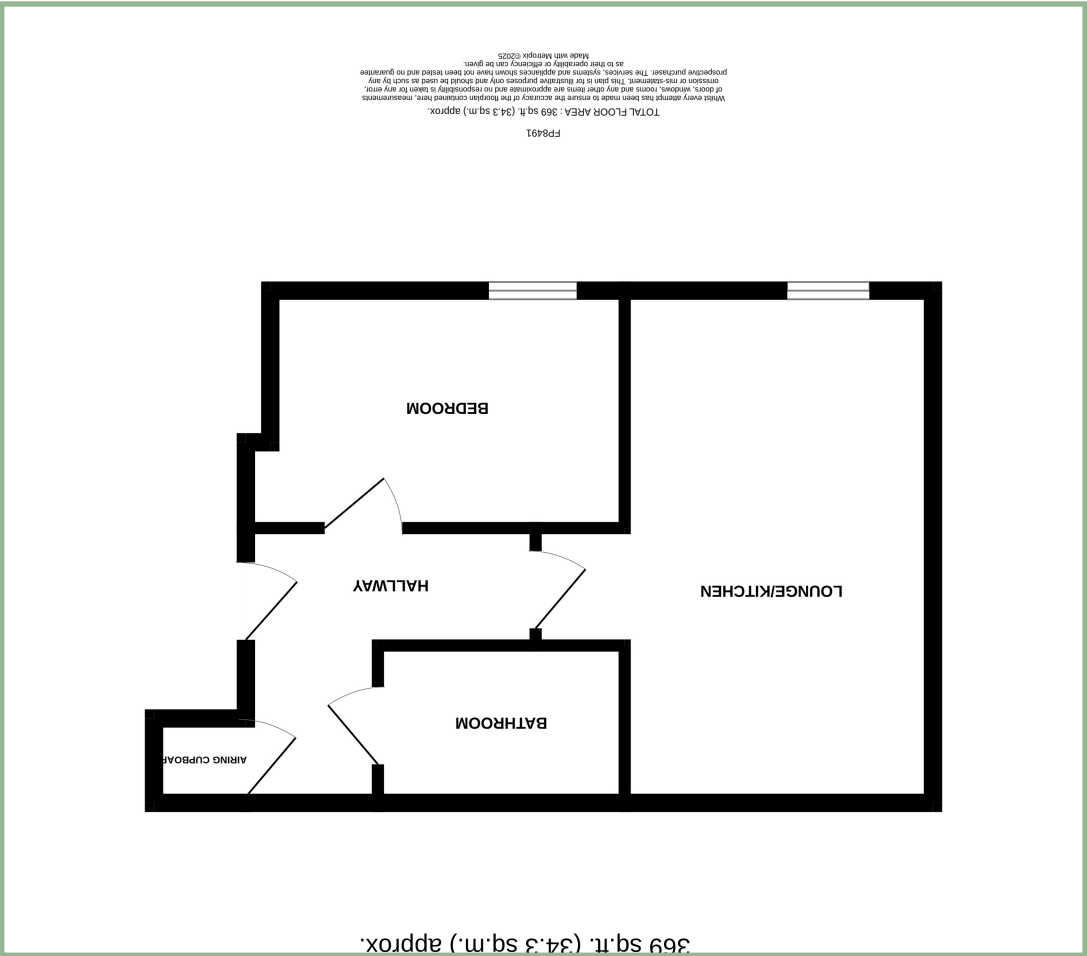




Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



ONE BEDROOM FIRST FLOOR APARTMENT

Description

A one bedroom first floor apartment situated in the heart of the town. The apartment is one of only six situated a stones throw from the Conwy harbour, restaurants, cafes and pubs. The accommodation comprises: Communal entrance hall, stairs to first floor: Apartment 4: Hallway with airing cupboard housing the hot water cylinder and intercom system, open plan lounge/ kitchen with integrated electric oven and hob and space and plumbing for a washing machine and fridge/freezer, bedroom and bathroom. Timber sash windows and new electric wall mounted economy 7 heaters.

- ✓ ONE BEDROOM FIRST FLOOR APARTMENT
- ✓ NEWLY PAINTED AND CARPETED AND UPGRADED ECONOMY 7 HEATING
- ✓ SITUATED WITHIN THE CASTLE WALLS
- ✓ WITHIN A MINUTES WALK TO THE HARBOUR
- ✓ LEASEHOLD
- ✓ NO CHAIN

L Shaped Hallway

7’ 10” x 8’ 6” 2.39m x 2.59m

Lounge/Kitchen

16’ 6” x 9’ 10” plus doorway 5.03m x 3m



Bedroom

12’ 2” max x 7’ 8” 3.71m x 2.33m



Bathroom

7’ 11” x 5’ 2” 2.41m x 1.57m



Location

The property is situated within the walls of this medieval town famous for its Castle and Bridges. The town has an array of retail outlets, medical centre, library and several places of historic interest. There is a local primary and secondary school, social and recreational facilities include 18 hole golf course and a yachting marina.

Directions

From our Conwy office (on foot) Proceed down the High Street, turn left onto Berry Street where number 1 Berry Street can be found on the left.

Council Tax Band: A (provided on www.voa.gov.uk)
Energy Efficiency Rating: C
Tenure: Property is leasehold on a 125 year lease from purchase.
Maintenance charge of £50 per month to include:
Communal area cleaning monthly
Weekly fire alarm checks/maintenance
Emergency lighting testing/maintenance
Buildings insurance
Sink fund to go towards ad hoc building maintenance
The management company asks for £200 on completion to cover any emergency work. Statement will be provided at the end of every calendar year, with anything more than £200 returned to the lease holder.
Peppercorn ground rent of £25 p/a.

1 Bedroom First Floor Apartment

Flat 4, 1 Berry Street
Conwy
LL32 8DG

NO CHAIN

£115,000

Reference Number: FP8491
22/10/2025

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

