

**Bryan Davies  
+ Associates**

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●  
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No Onward Chain £299,950

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[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)

AN EXECUTIVE PENTHOUSE PURPOSE BUILT 2 BEDROOM APARTMENT, one of the largest apartments in the block having two balconies from which to enjoy the views. Situated on the outskirts of Deganwy Village with its array of shops, restaurants, promenade and Deganwy Quay. The accommodation briefly comprises:- lounge/dining room with balcony and panoramic views to Conwy mountain and the Great Orme; fitted kitchen/breakfast area and views towards the sea; 2 double bedrooms; ensuite to principal bedroom and family shower room. The property features gas fired central heating; modern double glazing and garage, communal garden area. The property is held on Leasehold Tenure over a 999 year term from 1st January, 1998 with a ground rent of £50.00 per annum. The maintenance charge for 2024/25 is £2400.

SPACIOUS ACCOMMODATION OF APPROXIMATELY 120 SQ METERS / 1300 SQ FEET  
 WE ARE ADVISED THAT THERE ARE NO PETS ALLOWED  
 LONG TERM SUBLETTING ALLOWED  
 NO HOLIDAY LETTING ALLOWED

The Accommodation Comprises:-

ENTRANCE PORCH

INNER DOOR

Leading to:-

ENTRANCE HALL

With lift and staircase leading to the Penthouse.

SELF CONTAINED PERSONAL DOOR TO APARTMENT 11

HALL

Wall mounted security intercom entry phone, storage cupboard with shelving, electric meter, radiator.

LOUNGE/DINING ROOM 16'9" x 16'8" (5.12m x 5.10m)



T.v point, telephone point, decorative coving and cornices, upvc double glazed sliding patio doors to:-



BALCONY 11'1" x 5'7" (3.39m x 1.72m)



With wrought iron balustrade, open views.



KITCHEN/BREAKFAST AREA 15'7" x 11'2" (4.75m x 3.41m)



Fitted range of white gloss fronted base, wall and drawer units with round edged worktops incorporating 1½ bowl sink unit and mixer tap, 'Diplomat' electric double oven, 'Bosch' 4 ring ceramic hob with cooker hood over, integrated 'Beko' washing machine,

plumbing for a dishwasher, (dishwasher in situ does not work), cupboard housing gas fired 'Ideal Logic' combination boiler, decorative wall and floor tiling, recessed spotlights, upvc double glazed window with views, radiator.



**DOUBLE ASPECT PRINCIPAL BEDROOM 17'3" x 14'6" - minimum (5.27m x 4.44m - minimum)**



Upvc double glazed windows, two single radiators, decorative cornice.



**HOME OFFICE/ EN-SUITE DRESSING AREA 7'4" x 6'4" (2.26m x 1.94m)**

With Velux double glazed skylight window.

### EN-SUITE 3 PIECE SHOWER ROOM



Double shower stall with decorative tiling, 'Mira' electric shower, pedestal wash hand basin and close coupled w.c, shaver light, extractor Velux double glazed skylight window, recessed spotlight, double radiator.

**BEDROOM 2 17'0" x 12'9" (5.20m x 3.91m)**



Decorative coving and cornice, double radiator, upvc double glazed sliding doors to:-

### BALCONY 11'1" x 5'7" (3.39m x 1.72m)



With wrought iron balustrade, open views.

### 3-PIECE SHOWER ROOM



Large shower area with mains shower, wall tiling, pedestal wash hand basin, close coupled w.c, wall tiling, extractor, Velux double glazed skylight window, double radiator.

### OUTSIDE

### COMMUNAL GARDENS AND PARKING

### GARAGE 20'1" x 9'10" (6.14m x 3.00m)



(overall including stairs). The garage is 4th from the left under the balcony. Automatic roller door, light and power connected, steps to the rear of the garage lead to:-

### MEZZANINE STORAGE AREA



### TENURE

The property is held on LEASEHOLD TENURE over a 999 year term from January, 1998 with a Ground Rent of £30.00 per annum.

### MAINTENANCE CHARGES

The annual maintenance charge of £2400 includes external and internal maintenance and improvements including the lift, and cleaning of public areas. It includes grounds and gardens maintenance.

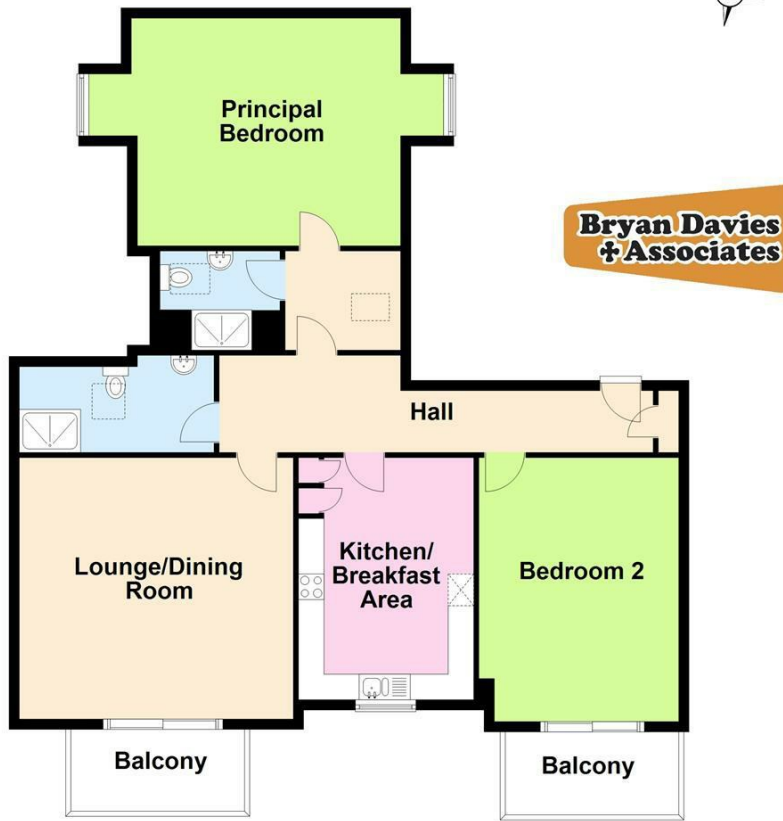
### COUNCIL TAX

Is 'F' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)



### Third Floor

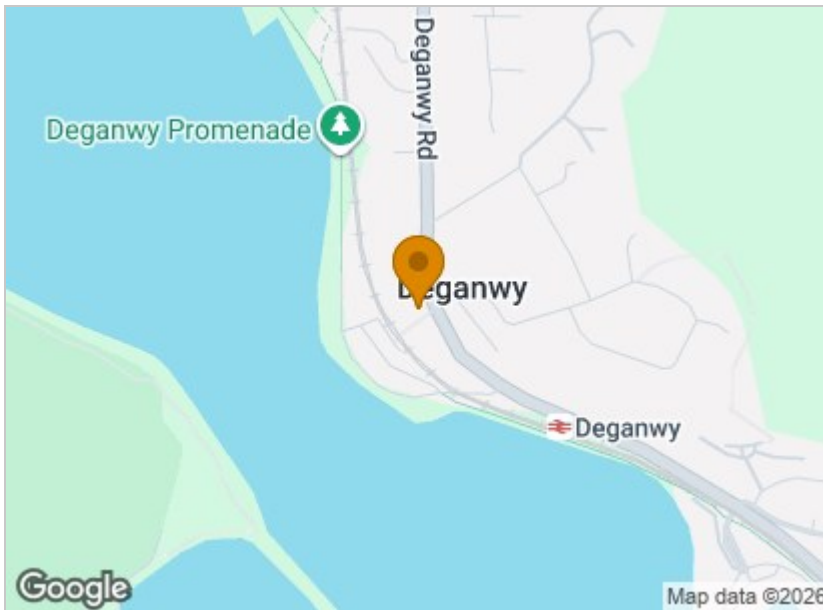
Approx. 119.9 sq. metres (1290.9 sq. feet)



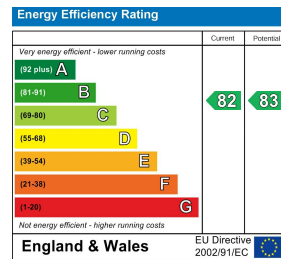
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Total area: approx. 119.9 sq. metres (1290.9 sq. feet)

#### Area Map



#### Energy Efficiency Graph



#### Directions

From The Mooring in Deganwy (originally Deganwy Castle Hotel) proceed towards Llandudno and Belgravia Court is the first building on the left. REF: A621 30/01/25 REV 31/03/26

We will be pleased to arrange a viewing of this Home

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Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

