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AUCTIONEERS
•
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71 Manor Park Gloddaeth Avenue, Llandudno, Conwy, LL30 2UN









£85,000

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THIS IS A BEAUTIFUL UPDATED ONE BEDROOM TOP FLOOR RETIREMENT APARTMENT WITH VIEWS FROM ALL THE ROOMS TOWARDS THE GREAT ORME and having the benefit of a kitchen window. (minimum 60 years of age for occupation) with all the facilities for enjoyable retirement living, such as Resident's lounge, Residents kitchenette, laundry amenities and communal gardens. Maintenance includes tending the landscaped garden and car parking. House Manager for emergencies. The property is held on a Leasehold Tenure over a 120 year lease from 1986.

NO PETS, SUB-LETTING ALLOWED, NO HOLIDAY LETS

24 HOUR SECURITY SYSTEM

The accommodation comprises:-

RECEPTION VESTIBULE

RECEPTION HALL

RESIDENTS LOUNGE



SMALL KITCHENETTE EN-SUITE



LAUNDRY FOR RESIDENTS



TOP FLOOR

PERSONAL DOOR INTO APARTMENT 71

ENTRANCE HALL

Wall light point, coving, walk in storage cupboard with shelving and hanging rails.

LOUNGE 16'9" x 10'3" (5.13m x 3.13m)



3 wall light points, coving, electric 'Ecostrad' radiator, upvc double glazed window with deep display sill, views to The Great Orme, TV point.



KITCHEN 6'11" x 6'10" (2.11m x 2.09m)



Fitted cream fronted base, wall and drawer units with wood effect worktops, inset single drainer sink unit and mixer tap, 4 ring ceramic hob, integrated fridge/freezer, under unit lighting, wall tiling, upvc double glazed window with views to The Great Orme.

BEDROOM 12'10" x 8'8" (3.93m x 2.66m)



3 wall light points, coving, electric 'Ecostrad' radiator, built in wardrobes, hanging rails and shelving, 2 double and 1 single wardrobe, matching drawers, display sill, upvc double glazed window with views to The Great Orme.



SHOWER ROOM



Tiled 3 piece shower room comprises double width shower stall with 'Mira' electric shower, vanity wash hand basin, close coupled wc, mirror with light and display shelving, wall mounted electric heater, extractor.

OUTSIDE- COMMUNAL GARDENS

TENURE

The property is held on a LEASEHOLD tenure.

MAINTENANCE CHARGES

The service charge payable half yearly is approximately £1,735.90 plus the half year ground rent at £191.38 which includes building insurance, general maintenance of the building, use of laundry facilities, cleaning of all common parts, use of the residents lounge, tending of gardens, House Manager, water rates (complex on water meter) and window cleaning.

COUNCIL TAX

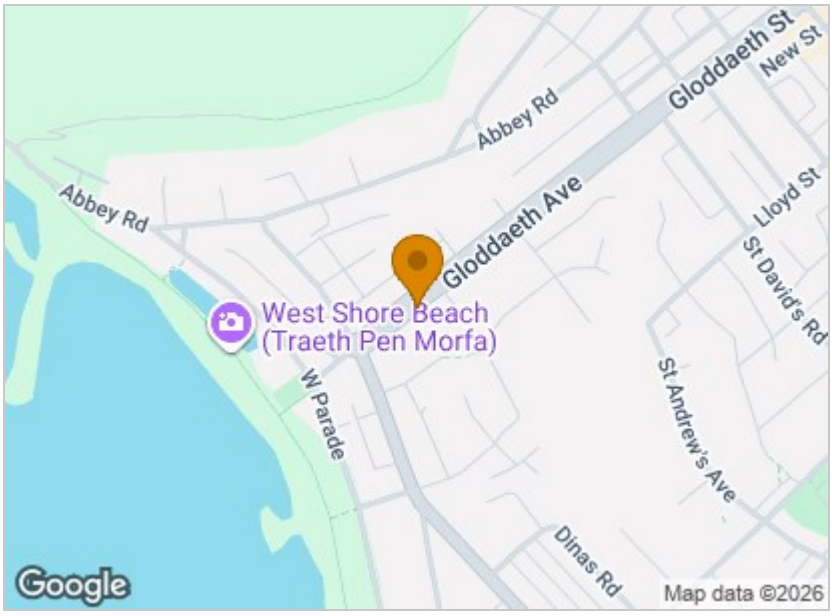
Is 'B' as obtained from www.conwy.gov.uk

Second Floor

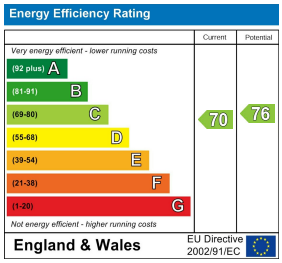
Approx. 42.4 sq. metres (455.9 sq. feet)



Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed North along Mostyn Street to the roundabout, turn left at the roundabout and proceed along Gloddaeth Avenue for ½ a mile and Manor Park can be viewed on your left hand side. Ref A984 13/10/26

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: llandudno@bdahomesales.co.uk

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.

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For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.