Bryan Davies & Associates

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
•
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

6 Tudor Court, Tudor Road, Llandudno, Conwy, LL30 1BU









No Onward Chain £87,000

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THIS IS A DELIGHTFUL GROUND FLOOR ONE BEDROOM RETIREMENT APARTMENT IN A POPULAR DEVELOPMENT LOCATED AT THE REAR OF THE BUILDING WITH NO APARTMENT ABOVE, SITUATED IN A PRIME LOCATION 150 YARDS FROM THE PROMENADE, 100 YARDS FROM PARC LLANDUDNO'S SHOPPING, CLOSE TO VENUE CYMRU THEATRE, LLANDUDNO SWIMMING CENTRE – Ffit CONWY AND CRAIG Y DON MEDICAL PRACTICE. MOSTYN STREET AND THE TOWN CENTRE WITH ITS SHOPS, CAFES, RESTAURANTS, AMENITIES AND ATTRACTIONS ARE CLOSE BY.

The cleanly and updated accommodation briefly comprises: Door to Apartment 6; lounge with arch through to re-fitted kitchen; bedroom with built-in wardrobe and modern three piece shower room. Outside there are communal gardens maintained by the management company.

The property is held on a Leasehold Tenure over a 120 year term from 24th June, 1993. Annual Service Charge for 2026/2027 is approximately £4,600 payable half yearly, and Ground Rent is £712.02 per annum, payable half yearly. Service Charge includes building insurance, general maintenance of the building, use of laundry facilities, water (complex as on a water meter), cleaning of all common parts, window cleaning, tending of garden, and House Manager.

TUDOR COURT

Tudor Court offers a blend of comfort and convenience with facilities for enjoyable living including reception vestibule; reception hall; communal conservatory; communal lounge; residents' laundry room; guest suite for friends and family available upon request, and parking space available upon request.

MINIMUM OF 55 YEARS OF AGE FOR OCCUPANCY

NO PETS

SUB-LETTING ALLOWED

The Accommodation Comprises:-

RECEPTION VESTIBULE

With intercom to all flats and the House Manager.

RECEPTION HALL



With automatic lift to all flats, carpeted hall, stairs and landing together with heating and lighting.

COMMUNAL CONSERVATORY



COMMUNAL LOUNGE



LAUNDRY FOR RESIDENTS



Equipped with washers, dryers and iron - no extra charge.

GUEST SUITE ACCOMMODATION



For friends and family available upon request.



GROUND FLOOR PERSONAL DOOR TO:-

APARTMENT 6

HALL

Coving, walk in storage cloaks cupboard with electric meter, light and shelving, 'Ariston' electric water heater.

LOUNGE 13'1" x 11'8" (4.00m x 3.58m)



T.V. point, 2 wall light points, wall mounted electric heater, telephone point, coving, upvc double glazed windows. Glimpse of the Promenade.



Arch through to:-

KITCHEN 9'9" x 5'2" (2.98m x 1.59m)



Fitted range of white gloss fronted base, wall and drawer units with speckled worktops, incorporating single drainer sink unit, integrated electric oven and 4 ring hob with cooker hood over, integrated fridge and freezer, slimline 'Bosch' dishwasher, wall tiling, tile flooring, coving.

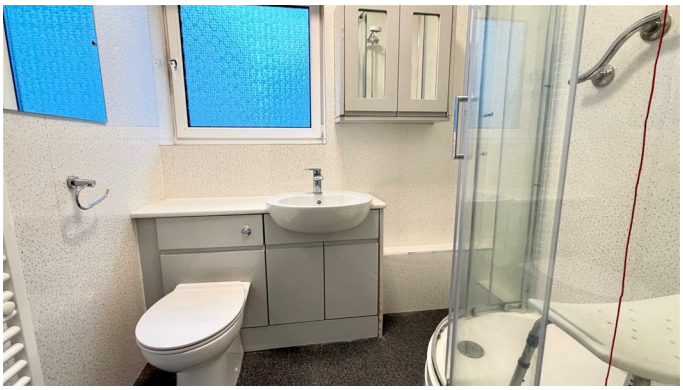
BEDROOM 10'5" x 9'11" (3.20m x 3.03m)



Plus built in wardrobe with mirror fronted door, coving, electric heater, upvc double glazed window.



SHOWER ROOM



Modern white suite comprising large shower stall, electric 'Mira' shower over, vanity wash hand basin, close coupled wc, plastic panelled walls, coving, towel heater, upvc double glazed window.

OUTSIDE

COMMUNAL GARDENS

Maintained by the management company.

TENURE

The property is held on a LEASEHOLD tenure over a 120 year term from 24th June, 1993.

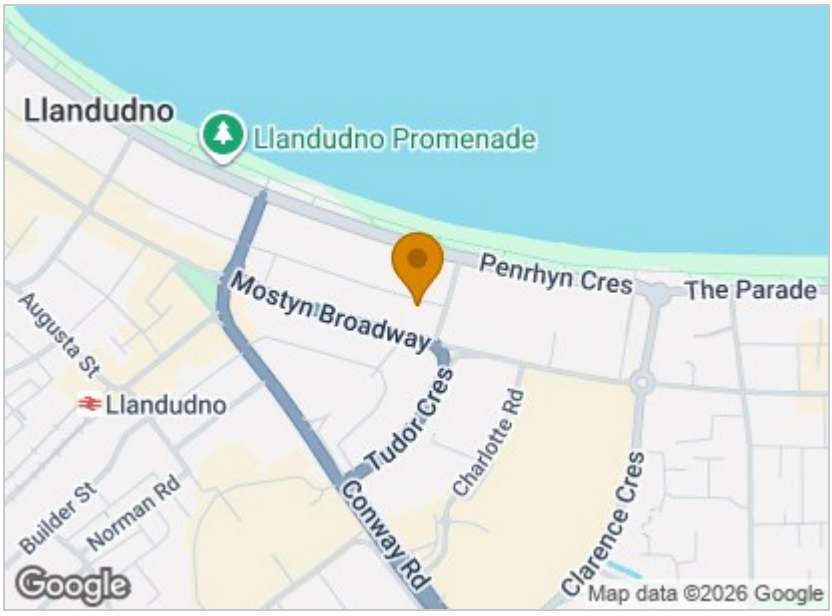
MAINTENANCE CHARGE

The annual service charge for 2026/2027 is £4,603.78 payable half yearly. Ground Rent payable per half year is £356.01. Includes building insurance, general maintenance of the building, use of laundry facilities, water (complex as on a water meter), cleaning of all common parts, use of Residents Lounge, tending of gardens, House Manager and window cleaning.

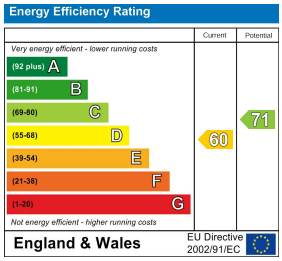
COUNCIL TAX BAND

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

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed East along Mostyn Broadway, the coach park is on the left hand side, Tudor Court is immediately after the coach park, entrance to car park from Tudor Road. REF: A917 09/06/26 REV 12/11/26

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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The Property Ombudsman
OnTheMarket.com
rightmove

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.