

**Bryan Davies  
+ Associates**

4 MOSTYN STREET  
LLANDUDNO  
LL30 2PS  
(01492) 875125

AUCTIONEERS  
●  
ESTATE AGENTS

email: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)

## 7 Marlborough Place, Vaughan Street, Llandudno, Conwy, LL30 1AE



£155,000

 2  1  1  D

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

AN OPPORTUNITY TO PURCHASE AN UPGRADED PURPOSE BUILT SECOND FLOOR TWO BEDROOM APARTMENT ideally situated in a popular development built by Watkin Jones (c1995), in the Town Centre and within 300 yards of the Promenade.

The accommodation briefly comprises:- security intercom to shared vestibule; shared hall; automatic lift and staircase to the second floor; self-contained front door to hall; lounge; kitchen/dining room with range of base, wall and drawer units, built-in oven and hob; two bedrooms; lovely three piece shower room. The property features 'Economy 7' heating and upvc double glazed windows. Outside - there is one allocated parking space in a separate garage block. The property is held on Leasehold Tenure over a 150 year term from September, 1993 with an annual Ground Rent of £50.00. The Service Charge for 2026 is approximately £130.00 per month.

NO HOLIDAY LETTING

NO PETS

The Accommodation Comprises:-

#### FRONT DOOR

With security intercom system to:-

#### SHARED VESTIBULE

Inner door to:-

#### SHARED HALL

Automatic lift and staircase to:-

#### SECOND FLOOR

#### SELF CONTAINED DOOR TO APARTMENT 7

#### ENTRANCE HALL

'Karndean' floor, ceiling down lighters, 'Economy 7' heater, storage cupboard with water heater (heats wash hand basin and kitchen sink), electricity meter cupboard, built-in wardrobes for main bedroom, entry phone.

#### LOUNGE 16'0" x 12'4" (4.88m x 3.76m)



'Karndean' flooring, ceiling downlighters, upvc double glazed window, 'Economy 7' heater.



#### KITCHEN/DINING ROOM 16'0" x 7'2" (4.88m x 2.19m)



Range of base, wall and drawer units with round edge worktops incorporating stainless steel 1½ bowl sink with bi-flo tap, built-in electric fan oven, 4 ring Induction hob and cooker Hood over, plumbing for a washing machine, 'Karndean' flooring, upvc double glazed window, 'Economy 7' heater, Vent Axia.



**BEDROOM 1 15'1" x 9'10" (4.62m x 3.00m)**



'Karndean' flooring, coving, downlighters, upvc double glazed window, electric heater.



**BEDROOM 2 11'8" x 8'10" (3.58m x 2.71m)**



'Karndean' flooring, coving, downlighters, electric heater.

### TILED 3-PIECE SHOWER ROOM



Large shower stall with electric shower, vanity wash hand basin and w.c. and granite top, mirror with sensor light, wall mounted electric fan heater, floor tiling, extractor fan, coving, downlighters.

### OUTSIDE

#### ALLOCATED PARKING SPACE

In a separate block in Garage Street.

#### TENURE

The property is held on a LEASEHOLD tenure for a term of 150 years from 1993, with a Ground rent of £50.00 per annum.

#### SERVICE CHARGE

The service charge for the year 2026 is approximately £130.00 per month.

#### COUNCIL TAX

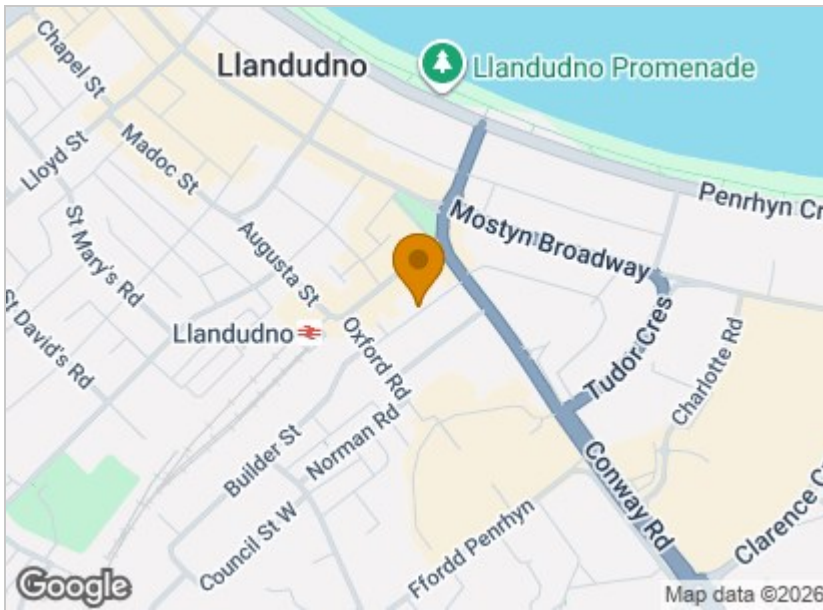
Is 'C' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

## Second Floor

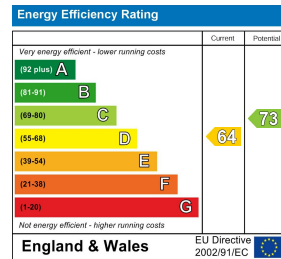
Approx. 75.2 sq. metres (809.5 sq. feet)



### Area Map



### Energy Efficiency Graph



### Directions

From our Llandudno Office - turn right into Vaughan Street and Marlborough Place can be viewed above the Heart Foundation Shop on the corner of Vaughan Street and Conwy Road. Ref: A846 REF:16/02/26

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: [llandudno@bdahomesales.co.uk](mailto: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.

