Bryan Davies & Associates

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
•
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

30, Marlborough Place Vaughan Street, Llandudno, Conwy, LL30 1AE









No Onward Chain £127,500

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THIS LOVELY AND QUIRKY ONE BEDROOM PENTHOUSE PURPOSE BUILT APARTMENT is ideally situated 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 top floor; self contained door to Apartment 30 ; hall; lounge/dining room with the dining area in the turret with views over Llandudno and to the sea; kitchen; one bedroom and a 3-piece shower room. The property features electric heating, upvc double glazed windows and a secure parking space on the first floor. 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 2025 is £1,450.00.

NO PETS ALLOWED
NO HOLIDAY LETTING ALLOWED

The Accommodation Comprises:-

FRONT DOOR
With security intercom system to:-

SHARED VESTIBULE
Inner door to:-

SHARED HALL
Automatic lift and staircase to:-

TOP FLOOR

SELF CONTAINED DOOR TO NO. 30

HALL
Economy 7 heater, security entry phone, airing cupboard with immersion heater, electric meter cupboard.

LOUNGE 15'3" x 14'0" - average measurement (4.65m x 4.28m - average measurement)



Sloping ceiling, Velux double glazed skylight window, 2 economy 7 heaters, square arch to the:-

TURRET/DINING AREA 7'5" x 7'5" (2.28m x 2.28m)



Octagonal shaped with 5 upvc double glazed windows and views to the sea, Little and Great Ormes and as far as Anglesey.





KITCHEN 8'0" x 7'4" (2.44m x 2.24m)



Base, wall and drawer units with round edge worktops, single drainer sink unit with bi-flo tap, built-in oven, 4 ring electric hob, wall tiling, economy 7 heater, upvc double glazed window, sea and Great Orme views.

BEDROOM 11'6" x 9'6" (3.53m x 2.90m)



Sloping ceiling, upvc double glazed window, Great Orme and sea view, electric wall heater.

3-PIECE SHOWER ROOM



In White, part tiled walls, wall mounted electric heater.

PARKING

There is an allocated parking space in the main building on the first floor, also a shared secure storage room.

There is also an additional overflow or visitors car park in a separate building off Garage Street, but this is on a first come, first served basis.

TENURE

The property is held on LEASEHOLD Tenure over a 150 year term from September, 1993 with an annual ground rent of £50.00 per annum.

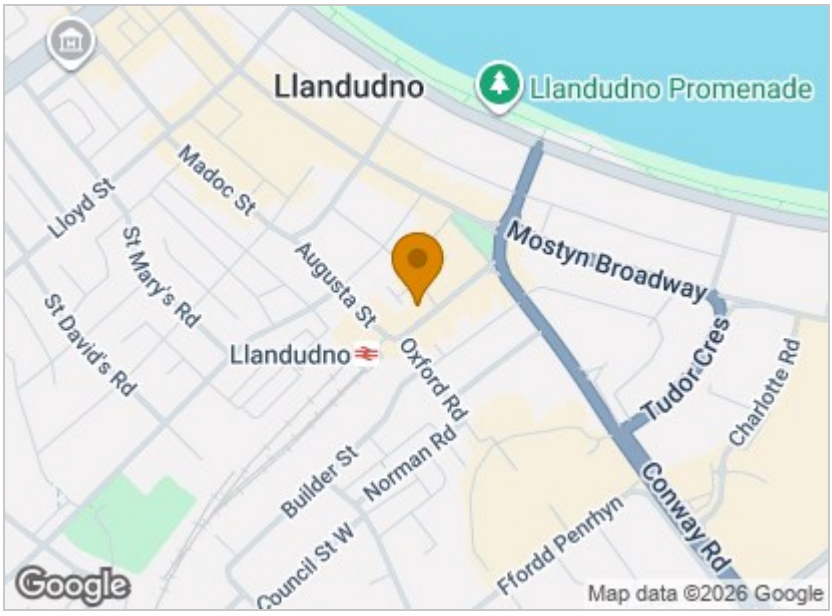
SERVICE CHARGE

The service charge for 2025 is £1,450.00.

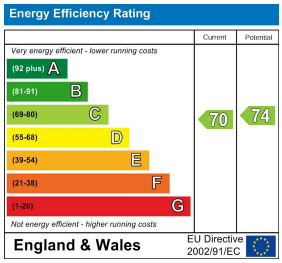
COUNCIL TAX BAND

Is 'C' obtained from www.conwy.gov.uk

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office turn right and Marlborough Place is in front of you on the corner of Vaughan Street and Conwy Road. REF: A801 06/11/25 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.

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.