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## 7 Garth Court, Abbey Road, Llandudno, LL30 2HF



**No Onward Chain £210,000**



THIS IS A BEAUTIFULLY PRESENTED AND UPDATED TWO BEDROOM TWO RECEPTION ROOM PURPOSE BUILT APARTMENT ON THE THIRD FLOOR AND SITUATED WITHIN EASY ACCESS OF LLANDUDNO SHOPS, AND THE LOWER SLOPES OF THE GREAT ORME, AND 500 YARDS TO THE PROMENADE.

The accommodation briefly comprises;- front door to shared hall; staircase and lift to floor three; self contained door to reception hall; open plan L-shaped lounge/dining room; kitchen with range of modern units and built in appliances, opening to a dining/sitting room; two double bedrooms; modern three piece shower room and separate two piece cloakroom. The property features upvc double glazed windows and electric heating where specified. Outside - the gardens and small patio areas are maintained by the management company, and there is secure parking space under the building for one car.

**The accommodation comprises:**

**COMMUNAL ENTRANCE DOOR**

Into:

**COMMUNAL ENTRANCE HALL**

Staircase and lift to all floors.

**SECOND FLOOR**

**OAK DOOR INTO APARTMENT 7**

**HALL**



Telephone point, wall mounted security intercom entry phone, double opening glazed oak doors to:

**LOUNGE/DINING ROOM 12'0" x 10'4" (3.67m x 3.17m)**



Two wall lights, TV point, wall mounted electric heater, wall mounted electric radiator, upvc double glazed window to front with views to the Great Orme.

**INNER HALL**

With airing cupboard, hot water tank and slatted shelving, leading to:

**KITCHEN/BREAKFAST ROOM 11'4" x 9'10" (3.46m x 3.02m)**



Re-fitted cream fronted base, wall and drawer units with round edged wood worktops and matching breakfast bar area, inset single drainer sink unit and mixer taps, integrated 'Hotpoint' washing machine, 'Beko' dishwasher, corner cupboard with carousel, fridge/freezer, 'Hotpoint' electric oven and microwave, four ring induction hob and stainless steel canopy over, wall tiling, spotlights, wooden flooring, upvc double glazed windows.



DINING ROOM/SITTING ROOM 12'0" x 10'4" (3.67m x 3.17m)



With four fitted cupboards, display and book shelving, electric radiator, upvc double glazed window.

BEDROOM 1 14'6" x 11'1" (4.42m x 3.39m)



Two double cream fronted wardrobes with overhead units, integrated bedside cabinets with glass shelving and plinth with recessed lighting, matching dressing table and drawers, upvc double glazed windows.

BEDROOM 2 14'7" x 11'7" (4.45m x 3.55m)



With two fitted double wardrobes, drawer and matching dressing table an bedside cabinets, portable electric radiator, upvc double glazed windows.

RE-FITTED 3 PIECE SHOWER ROOM



Tiled shower stall with mains shower, display shelf and display shelving, mirror with light, close coupled w.c., extractor, ladder style towel rail, built in storage cupboard with shelving, floor tiling, display lighting to plinth.

TILED 2-PIECE CLOAKROOM



With vanity wash hand basin, mirrored cabinet over with lighting, close couple w.c., display shelving, storage cupboard, ladder style towel rail, floor tiling.

## OUTSIDE - COMMUNAL SEATING AND PATIO AREAS



## COMMUNAL PARKING SPACE

Allocated secure parking space under the building for one car.

## TENURE

The apartment is held on a LEASEHOLD tenure over a 2000 year term from 2019 with an annual Ground Rent of £30.00.

## MAINTENANCE CHARGES

Each flat is a shareholder. Maintenance charges are shared equally between the 28 owners.

We are awaiting confirmation of the maintenance charges but have been advised that it is likely to be £225.00 per month.

## COUNCIL TAX BAND

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



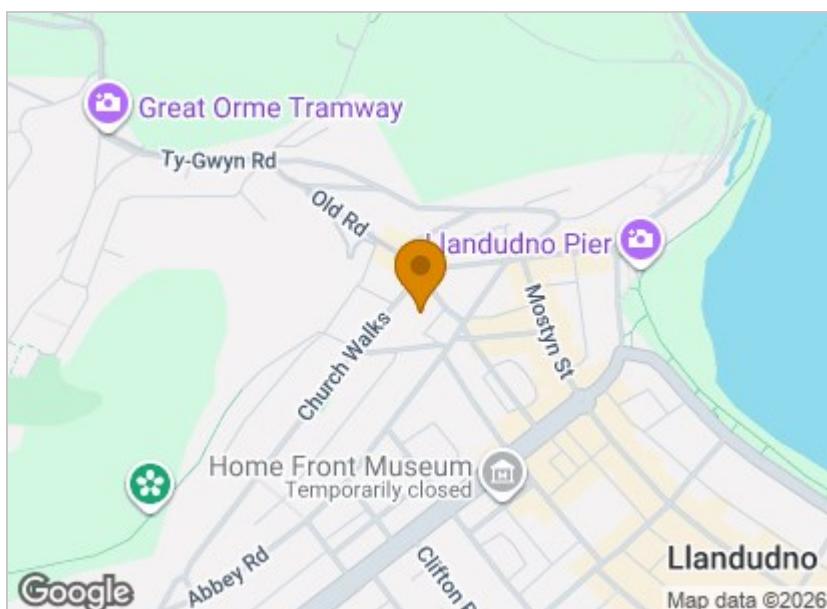
## Third Floor

Approx. 111.9 sq. metres (1204.6 sq. feet)

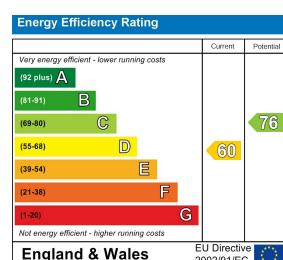


Total area: approx. 111.9 sq. metres (1204.6 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From our Llandudno office proceed north along Mostyn Street over the Millennium roundabout and onto Upper Mostyn Street, turn left onto Llewelyn Avenue, at the top of this road Garth Court can be viewed on the right hand side with access to the parking area. A783 25/09/25

We will be pleased to arrange a viewing of this Home

01492 875125

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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.

