



ENFYS ESTATES

Traditional values behind modern thinking

Trinity Apartments, Trinity Avenue, Llandudno, LL30

£255,000

2 2



A beautifully presented and spacious two bedroom first floor apartment, constructed circa 2021 and benefiting from the remainder of the builder's warranty. Ideally positioned within the heart of Llandudno, the property offers contemporary open plan living, high quality fixtures and fittings, allocated parking and well maintained communal gardens. Located within close proximity to the town centre, promenade, shops, cafés and excellent transport links, this superb apartment would make an ideal permanent home, coastal retreat or buy-to-let investment. Early viewing is highly recommended.



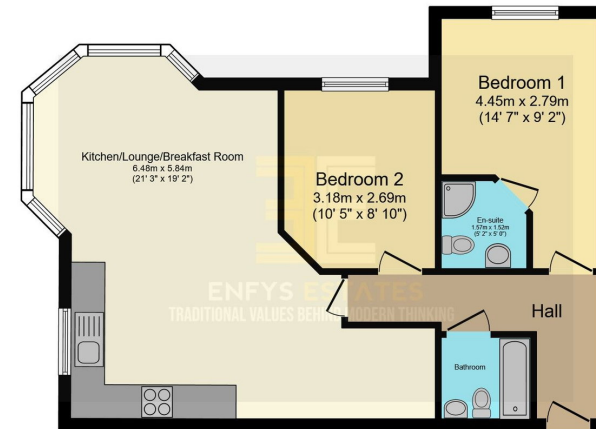


Floor Area
sq. ft.

Tenure
Leasehold

Service Charge
£1170.36 per annum

Ground Rent
£261.94 per annum



Floor Plan

Total floor area: 61.0 sq.m. (656 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

www.enfysestates.co.uk

14 Augusta Street, Llandudno, LL30 2AE

t. 01492 555 150 | e. hello@enfysestates.co.uk

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