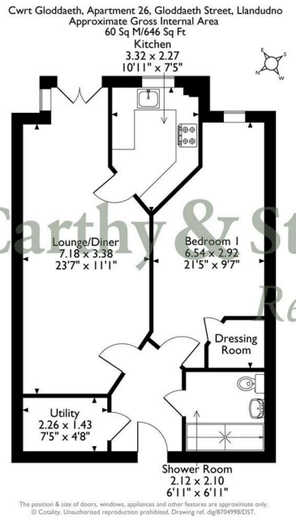
Excellent

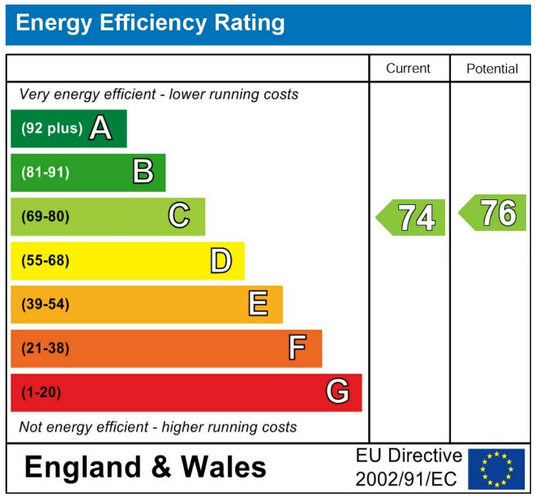
Trustpilot

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Registered in England and Wales No. 10716544

The Property Ombudsman







26 Cwrt Gloddaeth

Gloddaeth Street, Llandudno, LL30 2DP

1 1 Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 26 Cwrt Gloddaeth could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £174,500
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- One Bedroom Second Floor Apartment
- Spacious lounge with Juliet balcony
- Modern Fitted Kitchen
- Underfloor heating included
- Social homeowners lounge
- Communal first floor roof terrace with views
- 24-Hour emergency call system
- House Manager
- Guest Suite for visiting friends & family
- Lift to all floors

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

26 Cwrt Gloddaeth, Llandudno

1 | 1 | Asking price £174,500

Cwrt Gloddaeth

Cwrt Gloddaeth is a stunning McCarthy & Stone Retirement Living development of 44 apartments specifically designed for those age 60 and above. It is set on Gloddaeth Street in Llandudno, one of the largest and most loved sea side resorts in Wales.

With a contemporary design, the development is perfectly located for town centre shopping and public amenities together with being only a short distance from the sea front at the North and West shores and the Great Orme, an area designated as a Special Area of Conservation. Cwrt Gloddaeth has been designed and constructed for modern living.

The apartments boast underfloor heating, walk in wardrobes in main bedrooms and French balconies to selected apartments. The dedicated House Manager is on site during working hours to take care of the running of the development.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The homeowners lounge provides a great space to socialise with friends and family.

If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £35 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Property Overview

This immaculate and modern throughout one-bedroom second-floor apartment enjoys a desirable south-east-facing position overlooking the front of the development. The spacious lounge with fully glazed double french doors opens to a Juliet balcony , while the accommodation also features a bespoke modern newly fitted kitchen with integrated appliances, a generous double bedroom with a walk-in wardrobe, a contemporary shower room, and a spacious storage room. Ideally located within a short walk from the communal lift and staircase allowing easy access to the homeowners lounge.

Social Lifestyle

The Communal Lounge is at the heart of the community at Cwrt Gloddaeth and is where the majority of social gatherings take place. Regular activities include; coffee mornings and a wine club. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

First Floor Roof Terrace

Cwrt Gloddaeth boasts a stunning first floor roof terrace with ample seating and great views overlooking The Great Orme. This the perfect space to relax and enjoy a glass of wine on a summers evening with new found friends.

Additional Information & Services

- Full Broadband available
- Mains water and electricity
- Electric underfloor heating included in the service charge
- Mains drainage

Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £4,058.88 per annum (up to financial year end 1st Apr 2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Car Parking Permit Scheme-subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information

Lease Length: 125 years from 2013
Ground Rent: £425 per annum

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.













