



STERLING

ESTATE AGENTS & VALUERS

Apartment 5 The Mail House, Llandudno North Wales LL30 1AD



£165,000

Apartment 5 The Mail House, Llandudno, North Wales LL30 1AD

A second floor 2 BEDROOM 2 BATHROOM SELF CONTAINED APARTMENT in this most imposing Grade 11 listed building IN THE HEART OF LLANDUDNO WITHIN SECONDS OF MOSTYN STREET, PARC LLANDUDNO and MARKS AND SPENCER STORE AND 300 YARDS OF THE PROMENADE. Briefly the accommodation comprises Communal Hall, Stairs and Lift to Upper Floors, Second Floor Level and Apartment 5 L SHAPED HALLWAY, LARGE OPEN PLAN LIVING KITCHEN & DINING, MAIN BEDROOM with EN SUITE SHOWER, BEDROOM 2 and BATHROOM. Of particular note is the SECURED COVERED PARKING at the back of the building. In accordance with Land Registry Title No. CYM404349 the property is held on Leasehold tenure over a 125 year term from November 2005. Energy Rating 68D Potential 85B, Council Tax Band C. Ref CB8030

Entrance

Door security entry system to Communal Hall and Lift and Stairs to Upper Floors. At the rear of the hallway is access to the covered car parking

Second Floor

Apartment 5 and L Shaped Hallway, electric radiator, oak style flooring, double door storage airing cupboard

Large Open Plan Living Kitchen and Dinng

18'0" x 16'8" (5.5 x 5.1)

Oak style flooring, wall mounted electric fire, stainless steel sink unit, built in fridge, freezer and washing machine, 4 ring electric hob unit, stainless steel splash back, built in oven, cooker extractor hood, door entry phone

Bedroom 1

15'5" x 11'9" (4.7 x 3.6)

Oak style flooring, fitted 3 door wardrobe unit

En Sutie Shower

6'2" x 4'7" (1.9 x 1.4)

Double shower cubicle and unit, w.c, wash hand basin, tiled floor and walls, shaver point, heated towel radiator

Bedroom 2

10'2" x 9'2" (3.1 x 2.8)

Oak style flooring, electric heater

Bathroom

9'2" x 5'2" (2.8 x 1.6)

Panel bath, wash hand basin, w.c, tiled walls and floor, shaver point, wall mirror, heated towel radiator

Car Parking

From Garage Road at the back of the building vehicular access via a remote control roller shutter door leads into the covered car parking area and designated car bays.

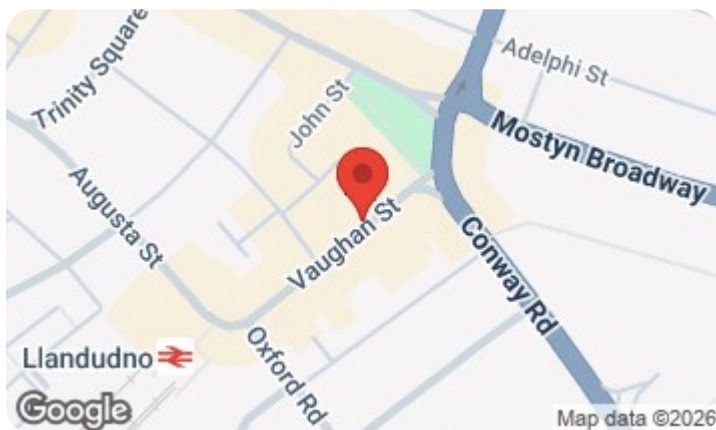
AGENTS NOTE

AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingstates.co.uk and web site www.sterlingstates.co.uk

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingstates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingstates.co.uk or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all sellers and buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.





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

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
75	
EU Directive 2002/91/EC	

AGENTS NOTES;

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- NO FEE advice from the whole of the market
- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week, 9.00am – 8.00pm
 Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun



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