Asking Price £99,950 Leasehold

1 Bedroom, Apartment - Retirement

43, Penrhyn Court Maes-y-Wylan, Penrhyn Bay, Llandudno, Conwy, LL30 3EJ

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Penrhyn Court

Penrhyn Court is an attractive property situated in the seaside town of Penrhyn Bay, on the northern coast of Wales, in Conwy County borough consisting of 48 one and two bedroom flats. Nestled at the foot of Little Orme, Penrhyn Court offers residents a private home life whilst being a short walk or drive from the scenic Welsh coastline, countryside and popular town of Penrhyn Bay which is host to local amenities independent shops, cafes and restaurants and golf club.

The Court manager is on hand throughout the day to support the Owners and keep the development looking clean and safe. They are also responsible for the day to day running of the court including looking after the Health & Safety, property management and resident engagement

There is a communal laundry room and reading room at the development. There are also two guest suites available for family and friends. Please ask the Lodge Manager for prices and availability.

Penrhyn Court has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Development Manager during the day and 24 hours, 365 days a year by the Careline team. Secure door entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Penrhyn Court is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Penrhyn Court accepts residents over the age of 60.

Property Overview

ONE BEDROOM RETIREMENT APARTMENT

This delightful one bedroom apartment offers well-proportioned accommodation throughout and enjoys lovely views over the front communal gardens. Presented in good order, the property provides a comfortable and welcoming living environment, ideal for those looking to make it their own. This is a wonderful apartment in a pleasant position within the development.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fireplace with attractive surround. A large window provides lots of natural light.

The Kitchen offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist-height oven, 4 ring electric hob, space for a washing machine and a full-sized fridge/freezer.

The Bedroom is a good-sized double room with ample built-in wardrobes providing generous storage. A window keeps this bedroom bright and airy.

The Shower Room offers a large shower enclosure with handrail, a WC and a wash hand basin with vanity unit beneath.

Perfectly complimenting this wonderful apartment is a storage cupboard located in the hallway.

Call us today to book your viewing!

Features

- One bedroom second floor apartment
- Fully fitted kitchen
- Stunning communal Gardens
- Owners conservatory
- 24 hours Careline system for safety and security
- Owners lounge and library
- Lodge manager available 5 days a week
- Owners private car park
- Lovely views from apartment

Key Information

Service Charge (Year Ending 31st December 2026):
£3,580.48 per annum.

There is no Ground Rent collected at this development.

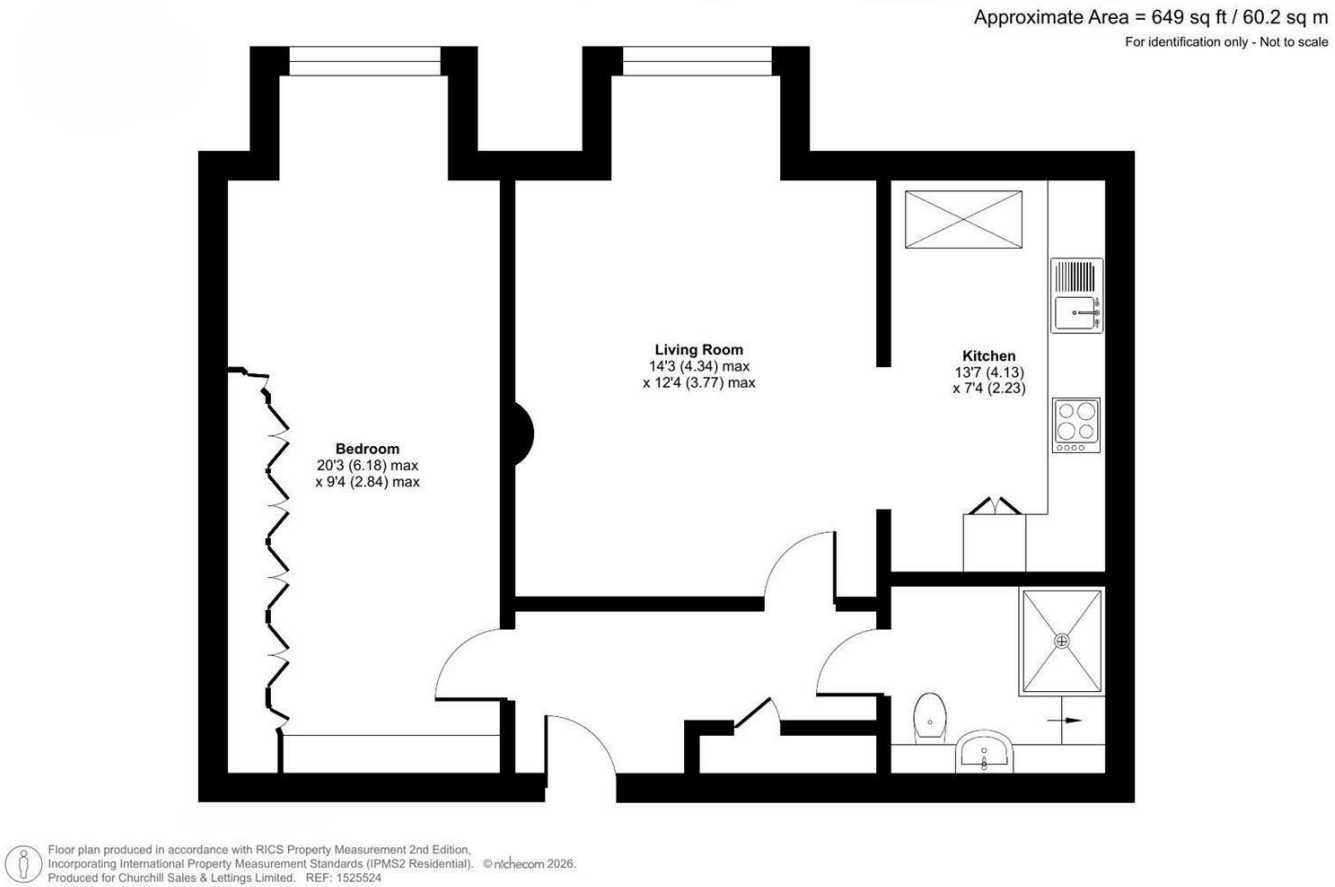
Council Tax: C

125 year lease from May 1993

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water rates, communal lighting, heating and cleaning, communal utilities and maintenance, garden maintenance, lift maintenance, Local Housing Manager.

EPC Rating: D



DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

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