Bryan Davies + Associates

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AUCTIONEERS
•
ESTATE AGENTS

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No Onward Chain £85,000

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www.bdahomesales.co.uk

A WELL PRESENTED SECOND FLOOR RETIREMENT APARTMENT SITUATED AT THE REAR OF THE BUILDING OVERLOOKING THE GARDENS AND PATIO AREA. Situated at the Craig Y Don end of Llandudno, on the level and within ½ a mile of the Town Centre. Close to Venue Cymru, Craig y Don's Bowling Green, Community Centre, Craig y Don Medical Practice together with local shops. The property is held on Leasehold Tenure over a 125 years term from the 1st March, 2002, with a Ground Rent of £923.00 per annum. The annual service charge for the Management support Service for Flat 45 is £11,490.31 up to the 31st August 2027 with a minimum age for occupancy of 60 years of age, or such other age as the Landlord may in his discretion permit.

NO PETS ALLOWED

The Accommodation Comprises:-

COMMUNAL ENTRANCE
Access to lifts for upper floors, Ladies and Gentleman's WC's.

ESTATE MANAGER'S OFFICE
With 24 hour staffing.

RESIDENTS COMMUNAL LOUNGE

With gallery at the first floor level, French door opening to the garden, sea views.

FUNCTION ROOM

RESIDENTS DINING ROOM/ RESTAURANT

Open daily from noon until 2.30pm for lunch with a choice of menu for owners and their guests, morning coffee and afternoon tea on certain days.

THE GUEST SUITE
Available for relatives or friends. (Chargeable).

RESIDENTS LAUNDRY AND IRONING ROOM

Automatic washing machine, tumble driers and a sink.

BATTERY CAR STORE ROOM
Power points for re-charging. (Limited availability).

REFUSE ROOM

Second Floor

FRONT DOOR TO APARTMENT 45 WITH SPY HOLE

HALL 13'1" x 5'4" (4.00m x 1.65m)

Entry phone system, intruder alarm system, storage heater, coved ceiling, smoke alarm, walk-in cupboard with electric meter, hot water boiler.

LOUNGE 21'3" x 10'6" (6.49m x 3.22m)

Fire place with flame effect fire, 2 storage heaters, coved ceiling, TV and telephone points, walk-in storage cupboard with shelving, Upvc double glazed window overlooking the garden, emergency pull cord, double opening door to:-

VIEW FROM THE LOUNGE

KITCHEN 8'5" x 7'6" (2.57m x 2.31m)

Average range of fitted wall and base units with round edged worktops, stainless steel sink unit, partly tiled walls, built-in oven and electric hob with overhead extractor hood, 'Creda' wall heater, Upvc double glazed window with electric opener, coved ceiling, pull cord switch.

BEDROOM 1 15'8" x 10'2" (4.78m x 3.11m)

Built-in wardrobe with hanging rail and shelving, storage heater, coved ceiling, TV and telephone points, Upvc double glazed window overlooking the garden.

BEDROOM 2 17'7" x 10'4" (5.36m x 3.16m)

Coved ceiling, Upvc double glazed window overlooking the garden, pull cord.

FOUR PIECE BATHROOM

Panel bath with panic button, wash hand basin with storage under, low level wc, walk-in shower, tiled walls, coved ceiling, extractor fan, wall mounted 'Creda' electric heater, medicine cabinet, emergency pull cord.

OUTSIDE

The gardens and external areas are maintained for the enjoyment of all Residents. There are patio areas and well stocked borders.

CAR PARKING AREA

The large car parking area is available daily on a first come first served basis.

TENURE

The property is held on a LEASEHOLD tenure over a 125 year term from 1st March 2002, with a ground rent of £923 per annum.

SERVICE CHARGE

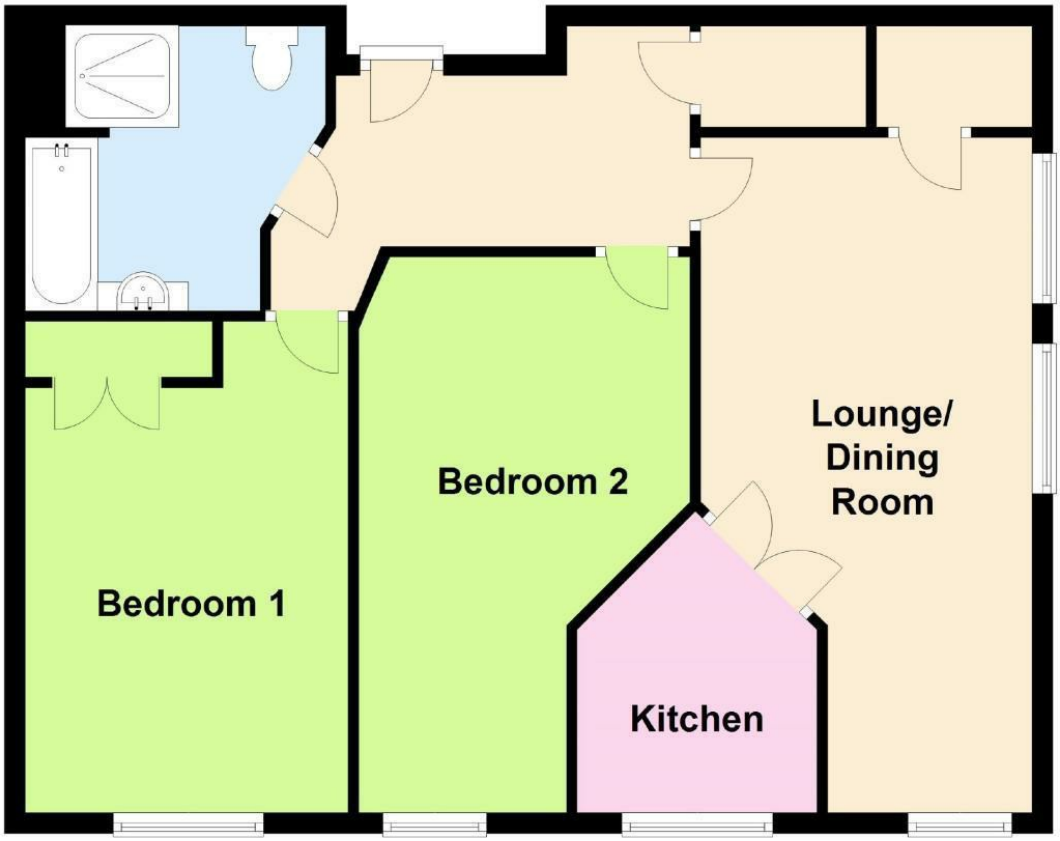
For the year ending 31/08/27 the service charge is £11,490.31

COUNCIL TAX

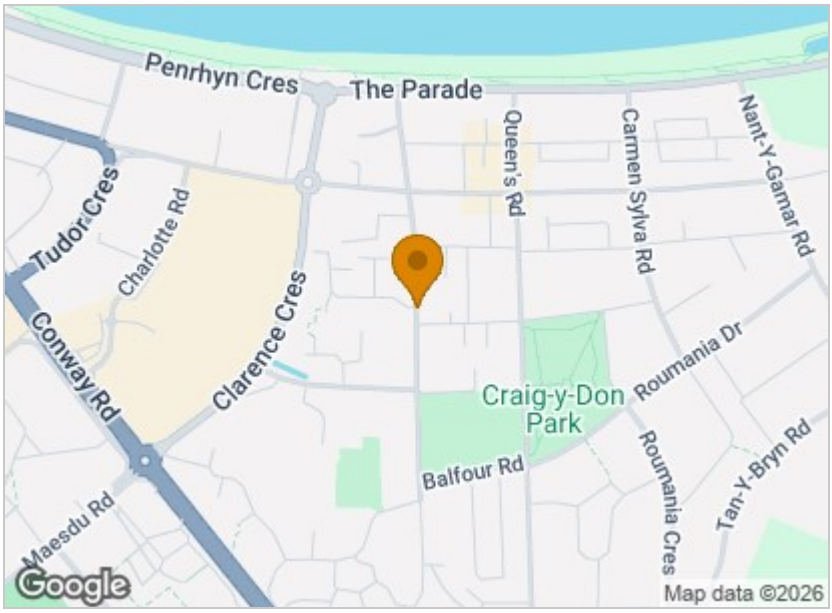
Is 'E' as obtained from www.conwy.gov.uk.

Second Floor

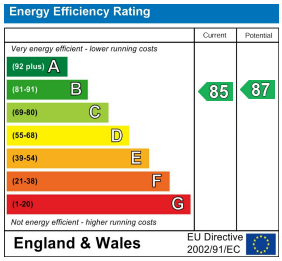
Approx. 72.2 sq. metres (777.4 sq. feet)



Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed onto the Promenade and turn right towards Colwyn Bay, continue along passing the Sailing Club and Cwrt Sant Tudno is on your right hand side just after the roundabout. The entrance to the building is found by turning first right into Clarence Road and right again into the car park. Ref A541 20/08/24 Rev 08/10/26

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: llandudno@bdahomesales.co.uk

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.

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The Property Ombudsman
OnTheMarket.com
rightmove

For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.