Bryan Davies + Associates

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AUCTIONEERS
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ESTATE AGENTS

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No Onward Chain £90,000

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THIS IS A VERY CLEANLY PRESENTED AND UPDATED GROUND FLOOR ONE BEDROOM RETIREMENT APARTMENT - AT THE REAR OF THE BUILDING WITH NO APARTMENT ABOVE - in this popular development (minimum of 55 years of age for occupancy) - This delightful retirement apartment offers a perfect blend of comfort and convenience with all facilities for enjoyable living including residents lounge and laundry amenities. Guest Suite available on request. Maintenance includes tending of landscaped gardens. Situated close to Venue Cymru, Swimming Pool, Parc Llandudno, Doctor's Surgery, 400 yards from the main shopping street and 200 yards to the promenade. The accommodation briefly comprises:- Door to Apartment 6; lounge; refitted kitchen; bedroom with built-in wardrobe; modern 3-piece shower room. Outside - communal gardens. Service Charge payable for 2026/2027 is approximately £4,600. Ground rent payable 6 monthly £712.02 per annum.

The Accommodation Comprises:-

RECEPTION VESTIBULE
With intercom to all flats and the House Manager.

RECEPTION HALL
With automatic lift to all flats, carpeted hall stairs and landing together with heating and lighting.

LAUNDRY FOR RESIDENTS
Equipped with washers, dryers and iron no extra charge.

COMMUNAL CONSERVATORY

COMMUNAL LOUNGE

GUEST SUITE ACCOMMODATION

GROUND FLOOR PERSONAL DOOR TO:-

APARTMENT 6

HALL
Coving, walk in storage cloaks cupboard with electric meter, light and shelving, 'Ariston' electric water heater.

LOUNGE 13'1" x 11'8" (4.00m x 3.58m)

T.v point, 2 wall light points, wall mounted electric heater, telephone point, coving, upvc double glazed windows. Glimpse of the promenade.

Arch through to:-

KITCHEN 9'9" x 5'2" (2.98m x 1.59m)

Fitted range of White gloss fronted base, wall and drawer units with speckled worktops, incorporating single drainer sink unit, integrated electric oven and 4 ring hob with cooker hood over, integrated fridge and freezer, slimline 'Bosch dishwasher, wall tiling, tile flooring, coving.

BEDROOM 10'5" x 9'11" (3.20m x 3.03m)

Plus built in wardrobe with mirror fronted door, coving, electric heater, upvc double glazed window.

SHOWER ROOM

Modern white suite comprising large shower stall, electric 'Mira' shower over, vanity wash hand basin, close coupled wc, plastic panelled walls, coving, towel heater, upvc double glazed window.

OUTSIDE

COMMUNAL GARDENS

TENURE

The property is held on a LEASEHOLD tenure over a 120 year term from 24th June, 1993.

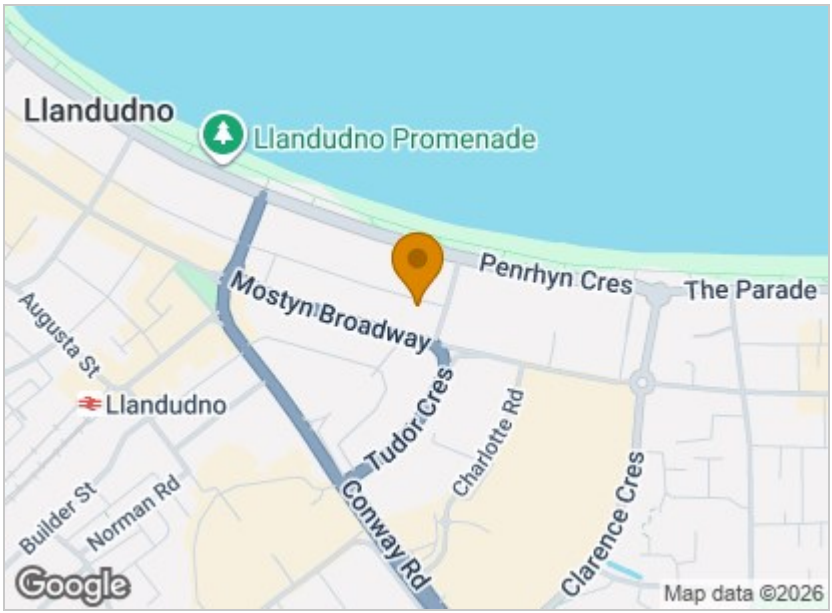
MAINTENANCE CHARGE

The annual service charge for 2026/2027 is £4,603.78 payable half yearly. Ground Rent payable per half year is £356.01. Includes building insurance, general maintenance of the building, use of laundry facilities, water (complex as on a water meter), cleaning of all common parts, use of Residents lounge, tending of gardens, House Manager and window cleaning.

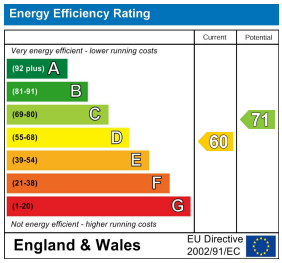
COUNCIL TAX BAND

Is 'B' is obtained from www.conwy.gov.uk

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed East along Mostyn Broadway, the coach park is on the left hand side, Tudor Court is immediately after the coach park, entrance to car park from Tudor Road. REF: A917 09/06/26 Rev 12/10/26

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.

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.