Bryan Davies & Associates

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AUCTIONEERS
•
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7 Tudor Court, Tudor Road, Llandudno, Conwy, LL30 1BU









No Onward Chain £79,950

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THIS IS A BEAUTIFULLY PRESENTED GROUND FLOOR ONE BEDROOM RETIREMENT APARTMENT IN A THREE STOREY BLOCK 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 and Pier. The accommodation comprises:- Door to Apartment 7; double aspect lounge; refitted kitchen; bedroom with built-in wardrobe; 3-piece bathroom; outside; communal gardens. Service Charge payable for 6 months Sep 2026/2027 was approximately £2300. Ground rent payable 6 monthly £356.01.

MINIMUM OF 55 YEARS OF AGE FOR OCCUPANCY
SUB-LETTING ALLOWED
NO HOLIDAY LETTING ALLOWED
NO PETS ALLOWED

The accommodation comprises:-

RECEPTION VESTIBULE
With intercom to all flats and 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
Into:-

APARTMENT 7
Personal door into:

HALL
Coving, walk in storage/ cloaks cupboard with electric meter, light and shelving, airing cupboard with slatted shelving, hot water tank.

DOUBLE ASPECT LOUNGE 19'11" x 10'2" (6.09m x 3.12m)



Adams style fire surround with marble effect back and hearth, inset electrcic fire, tv point, 3 wall light points, 2 wall mounted Economy 7 heaters, tv and telephone point, coving. Arch through to:-



KITCHEN 10'3" x 6'3" (3.13m x 1.92m)



Fitted range of limed oak effect base, wall and drawer units with corner display units and round edged speckled worktops, incorporating single drainer sink unit, integrated 'Whirlpool' electric oven and 4 ring hob with cooker hood over, integrated fridge with freezer section, wall tiling, tile effect flooring, coving, plinth lighting.



BEDROOM 10'1" x 9'6" (3.09m x 2.90m)



Plus built in wardrobe with mirror fronted folding doors, coving, Economy 7 heater, upvc double glazed window.



BATHROOM



Modern white suite comprising panel bath with mixer tap and electric 'Triton' shower over, pedestal wash hand basin, close coupled wc, wall tiling, mirror and shaver light, coving, mirror fronted cabinet, towel heater, wall tiling, tile effect flooring.

OUTSIDE

COMMUNAL GARDENS

TENURE

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

COUNCIL TAX

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

MAINTENANCE CHARGE

The half year service charge for Sept 2026/2027 was £2300. Ground rent charge £356.01 payable per half year - 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.

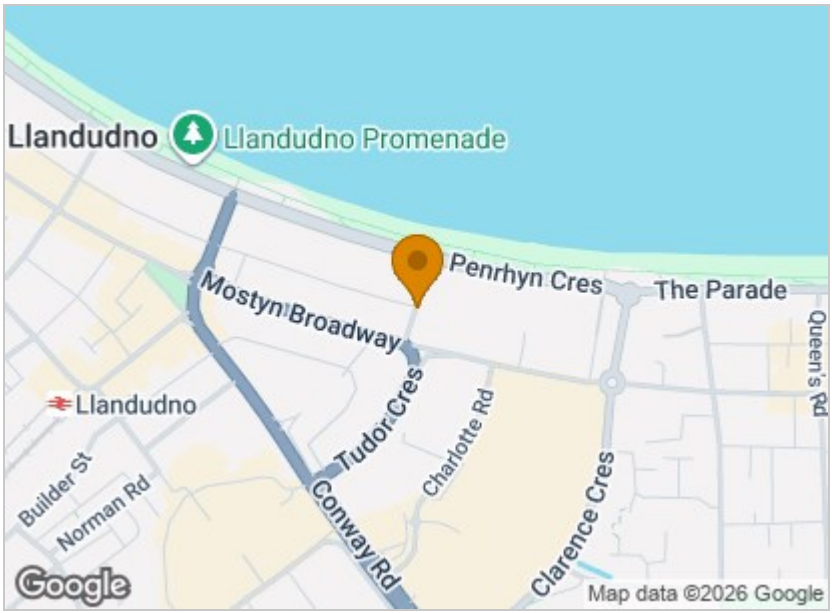
Ground Floor

Approx. 50.8 sq. metres (547.1 sq. feet)

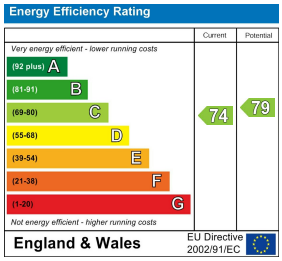


Total area: approx. 50.8 sq. metres (547.1 sq. feet)

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 A786 29/09/25 REV 12/11/26

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.