Bryan Davies & Associates

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AUCTIONEERS
•
ESTATE AGENTS

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53 Cwrt Sant Tudno, Clarence Road, Llandudno, Conwy, LL30 1BZ









No Onward Chain £149,950

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A WELL PRESENTED TOP FLOOR RETIREMENT APARTMENT SITUATED AT THE FRONT OF THE BUILDING AND HAVING BEAUTIFUL VIEWS OVER LLANDUDNO BAY, GREAT ORME AND THE PIER. SITUATED AT THE BEGINNING OF THE CRAIG Y DON END OF LLANDUDNO, ON THE LEVEL AND WITHIN HALF A MILE OF THE TOWN CENTRE. Situated 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 a Leasehold tenure over a 125 year term from 1st March, 2002, with a Ground Rent of £923.00 per annum. The annual service charge for the Management Support Service for Flat 53 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.

INTERNAL INSPECTION RECOMMENDED TO APPRECIATE THE VIEWS

The Accommodation Comprises:-

COMMUNAL ENTRANCE
Access to lifts for upper floors, Ladies and Gentlemen's w.c's.

ESTATE MANAGER'S OFFICE
With 24 hour staffing.

ENTRANCE HALL
With handrail and storage heaters.

RESIDENTS COMMUNAL LOUNGE



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



FUNCTION ROOM



RESIDENTS DINING ROOM/ RESTAURANT



Open daily for lunch with a choice of menu for owners and their guests with morning coffee and afternoon tea on certain days.

THE GUEST SUITE
Available for relatives or friends.
A charge is payable for it's use.

RESIDENTS LAUNDRY AND IRONING ROOM



Automatic washing machines and tumble dryer plus a sink for hand washing.

BATTERY STORE ROOM

Power points for re-charging - (Limited availability).

REFUSE ROOM

PERSONAL DOOR TO APT 53

With spy hole.

HALL 13'1" x 5'5" (4.00m x 1.66m)

Entry phone system, intruder alarm system, Economy 7 heater, coved ceiling, smoke alarm, walk-in cupboard with electric meter, hot water boiler.

LOUNGE 25'8" x 10'6" (7.84m x 3.21m)



Economy 7 heater, coved ceiling, tv and telephone points, walk-in cloaks cupboard with shelving, emergency pull cord, Upvc double glazed window with beautiful view.

.



VIEW FROM LOUNGE



Double opening doors from lounge to:

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



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 and secondary glazed window. Beautiful view.

BEDROOM 1 15'8" x 10'1" (4.8m x 3.09m)



Built-in wardrobe with hanging rail and shelving, Economy 7 heater, coved ceiling, tv and telephone point, upvc double glazed window and secondary glazed window. Beautiful view.

DINING ROOM/BEDROOM 2 17'7" x 10'5" (5.38m x 3.20m)



Electric radiator, tv point, coved ceiling, upvc double glazed window and secondary glazed window. Beautiful view.

BATHROOM



Panel bath with panic button, wash hand basin with storage under, low level w.c. walk-in shower, tiled walls, coved ceiling, extractor fan, wall mounted 'Creda' fan heater, 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 park is available on a daily, first come, first served basis.

TENURE

LEASEHOLD - over a 125 year term from 1st March 2002, with a ground rent of £923.00 per annum.

SERVICE CHARGE

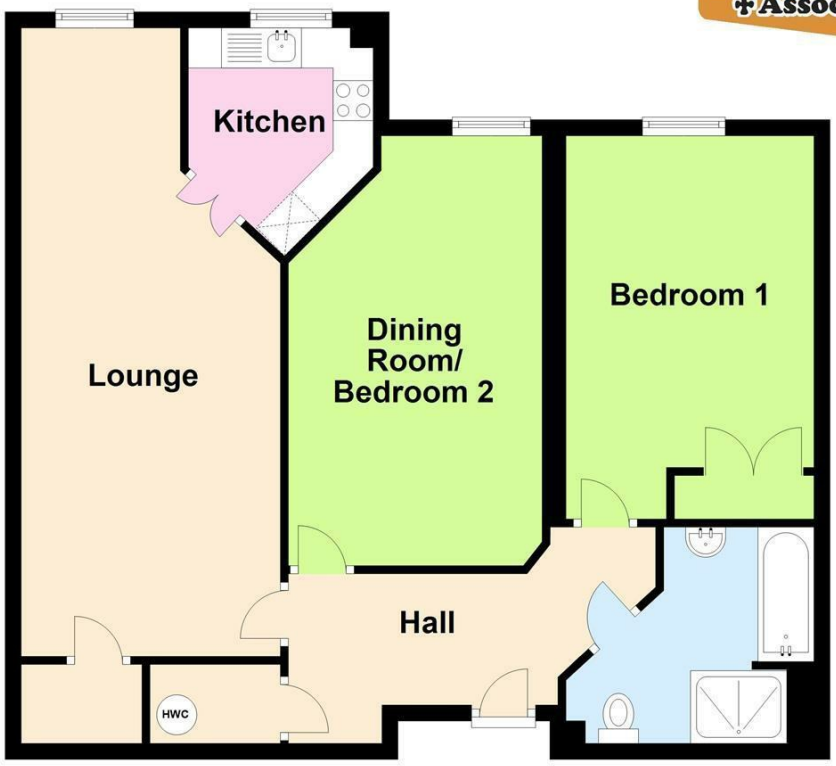
For year ending 31/08/27 the service charge is £11,490.31

COUNCIL TAX BAND

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

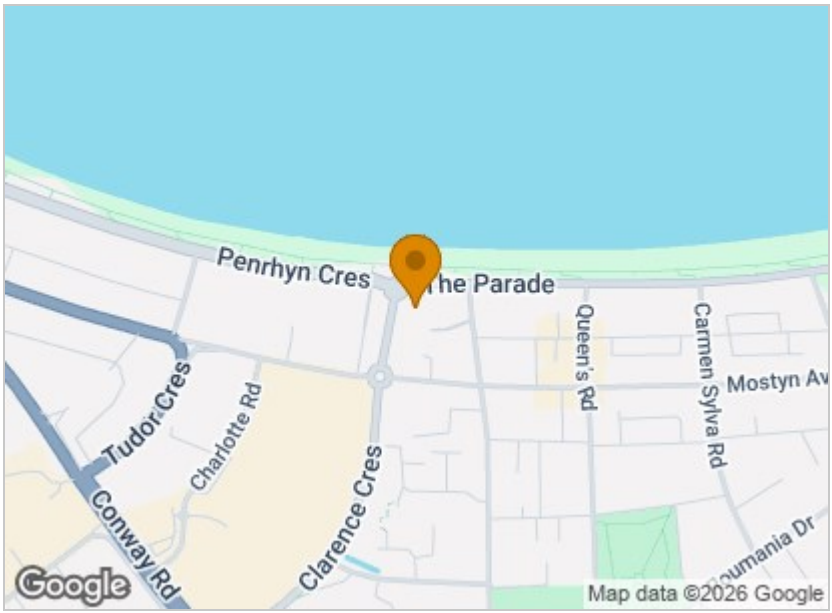
Top Floor

Approx. 80.0 sq. metres (861.5 sq. feet)

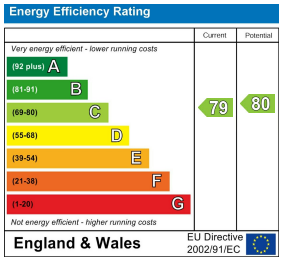


Total area: approx. 80.0 sq. metres (861.5 sq. feet)

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. A882 08/10/26 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.

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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.