Asking Price £115,000 Leasehold

2 Bedroom, Apartment - Retirement

4, Penrhyn Court 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

TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT

Situated in the fantastic development of Penrhyn Court is this delightful two bedroom apartment. The property is conveniently located and is presented in fantastic order throughout.

The living room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A large window provides lots of natural light and lovely views over the communal gardens.

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 with extractor hood over, washing machine and a fridge/freezer.

Bedroom one is a good sized double room with a built-in mirrored wardrobe plus additional fitted furniture. There is plenty of space for additional furniture if required and a window keeps this lovely bedroom bright and light.

Bedroom two is another good sized double with a built-in mirrored wardrobe. This room could also be used as a separate living room, study or hobby room.

The shower room is generous in size offering a large curved shower with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Perfectly complimenting this wonderful apartment are two useful storage cupboards located in the hallway.

Call us today to book your viewing at Penrhyn Court!

Features

- Two bedroom ground floor apartment
- Fully fitted kitchen
- Stunning communal Gardens
- Owners conservatory
- 24 hours Careline system for safety and security
- Owners parking
- Owners lounge and library
- Lodge manager available 5 days a week

Key Information

Service Charge (Year Ending 31st December 2026):
£3,938.56 per annum.

Ground Rent: There is no Ground Rent collected at this development.

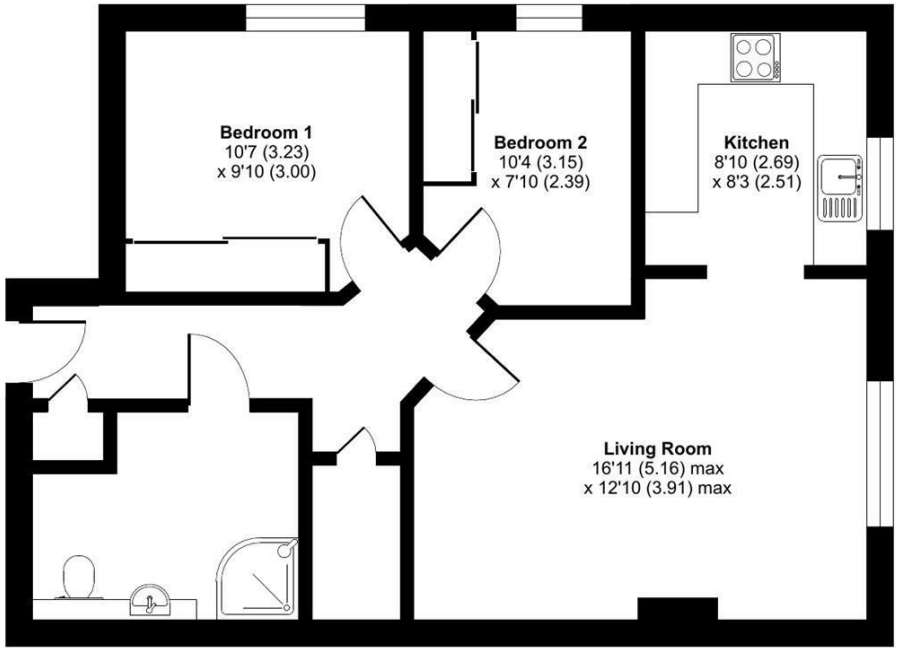
Council Tax: C

125 year lease from 1995

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.

Approximate Area = 658 sq ft / 61.1 sq m
For identification only - Not to scale



EPC Rating: E

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1362758

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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