



Apt 1, Windsor Court

Conwy LL32 8SB

£162,500

A deceptively, spacious well-appointed two bedroom ground floor apartment set in an elevated position, accessed via steps leading up through the front communal lawned garden. Sliding doors from the lounge/dining room open onto a patio hard-standing ideal for enjoying the peaceful nature of the well maintained communal rear garden.

One of only four apartments accessed via a large, well-maintained hallway in this purpose built development offers independent living within 10 minutes of Conwy town. Benefitting from a garage and hard standing this property is ideal for any vehicle owner, or those wishing to maximise storage. The nearby bus stop means meeting with friends, shopping or days out are also easily facilitated.

Situated in the highly popular Parc Sychnant development on the outskirts of the town of Conwy the property could benefit from some modernisation but nevertheless offers the new owner a peaceful, cosy and easily maintainable lifestyle.

Benefits from no onward chain and no age restriction makes viewing this apartment highly recommended.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>



Location

Located within walking distance of the historic castle town of Conwy. The town has a variety of retail outlets, hotels, library and several places of interest. There are local primary and secondary schools, social and recreational facilities including an 18-hole golf course and yachting marina nearby.

The Accommodation Affords (approximate measurement

Ground Floor:
Access to:

Communal Front Entrance:

Reception Hall:
Radiator; coved ceiling.

Boiler/Cloaks Cupboard:
Radiator; Worcester wall mounted central heating boiler; shelving; cloak hooks; electric consumer unit.

Lounge & Dining Room:
22'7" x 11'10" reducing to 9'4" (6.9 x 3.62 reducing to 2.85)
uPVC double glazed sliding patio door leading outside to communal garden.

Dining Area:
Double panelled radiator; uPVC double glazed window overlooking side elevation.

Living Area:
Double panelled radiator; coved ceiling, patio doors, tv point



Breakfast Kitchen:

9'10" x 8'0" (3 x 2.44)

Fitted range of base and wall cupboards with complementary worktops; single drainer sink; integrated oven; four ring gas hob and filter extractor above; wall tiling; shelving; plumbing for automatic washing machine; space for fridge freezer; uPVC double glazed window overlooking front with views.

Bedroom No 1:

10'10" x 12'10" (3.32 x 3.93)

Double panelled radiator; uPVC double glazed window overlooking rear; fitted range of wardrobes and dressing table.

Bedroom No 2:

10'5" x 8'10" (3.18 x 2.71)

Radiator; uPVC double glazed window overlooking rear garden, fitted wall mounted units.

Bathroom:

7'10" x 6'6" (2.39 x 2)

Shower, shower enclosure, vanity wash basin and low level WC; fully tiled walls; ladder style heated towel rail; bidet; extractor fan; uPVC double glazed window.

Outside:

Single car garage with up and over door, concrete driveway for off road parking.

Garage:

11'5" x 8'11" (3.5 x 2.73)

Vaulted ceiling providing overhead area which could be utilised as storage area.

Services:

Mains water, electricity, gas and drainage are connected to the property.

Tenure:

Freehold - each flat owns a share of the freehold, maintenance charge is £800 per annum.

Directions:

Proceed from the agents office up Sychnant Pass Road, turn left into Parc Sychnant, follow the road down to the left and immediately right into Windsor Court which will be located on the right hand side.

Council Tax:

Conwy County Council tax band 'C'.

Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

Proof of Identity:

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
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