



Apt 1 Lancaster Court

Conwy LL32 8SB

£215,000

A superb 2-bedroom purpose built ground floor self-contained apartment located in a quiet corner setting enjoying panoramic valley views.

Viewing Highly Recommended.

A modernised and improved self-contained apartment, one of five in a select block of similar apartments in the Parc Sychnant area of Conwy.

The property is located on the ground floor and opens onto open land at the rear with extensive south facing views down the Conwy Valley.

Affording communal entrance, reception hall, lounge opening onto rear patio and garden, dining kitchen, two double bedrooms and modern shower room. Gas fired central heating, uPVC double glazing, communal gardens, single car garage with power and light.

Superb apartment in semi-rural setting.



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 measurements only):

Communal Entrance:
Oak front door leading to:

Apartment 1

Reception Hall:

Radiator; built-in electric fuse box; laminated timber effect flooring; coved ceiling. Oak doors leading off.

Lounge:

17'9" x 11'8" (5.43m x 3.58m)

Laminated oak effect flooring; feature modern wall mounted electric fire; radiator; uPVC double glazed sliding patio doors leading onto rear patio and garden enjoying extensive views. TV point; telephone point; radiator.

Dining Kitchen:

10'10" x 9'1" (3.32m x 2.79m)

Fitted range of base and wall units with wood effect complementary worktop; single drainer sink; built-in oven; four ring gas hob and extractor above. Space for fridge freezer; built-in cupboard housing Vaillant central heating boiler; radiator; uPVC double glazed window overlooking rear enjoying views; extractor fan.



Bedroom No 1:

11'11" x 12'4" (3.65m x 3.78m)

Radiator; uPVC double glazed window overlooking front enjoying views; coved ceiling; built-in wardrobes.

Bedroom No 2:

11'10" x 9'10" (3.62m x 3m)

Coved ceiling; radiator; uPVC double glazed window overlooking rear enjoying views.

Shower Room:

Modern shower with glazed screen, pedestal wash hand basin and low level WC; ladder style heated towel rail; recess cupboard and storage area; wall tiling.

Outside:

The property has a covered front entrance with side access leading to meter and bin store. In addition to the bin and meter store there is also a garden storeroom for use by the five resident owners. To the front of the property there is a large tarmac communal driveway providing ample off road parking; single car garage with up and over door, power and light connected and water supply. Communal grassed gardens to rear enjoying extensive views down the Conwy Valley.

Tenure:

Leasehold - remainder of 999 year lease from 1978. The owner becomes one fifth share in the ownership of the freehold - Wincaster Management Company Ltd. restrictions on pets may apply, no holiday lettings and no shorthold lettings. There are no lifts but this property is on the ground floor. Current services charge is £1,000 per annum payable in January. The service charge includes building insurance, cleaning of communal parts, maintenance of gardens and costs towards general upkeep of the property.

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

Services:

Mains water, electricity, gas and drainage are connected.

Council Tax Band:

Conwy County Borough Council tax band 'C'.

Directions:

Proceed from the agents office through the archway at Uppergate Street into Sychnant Pass Road, continue out of Conwy turning left into the Parc Sychnant Estate just as you leave towards Sychnant mountain. Continue along the estate taking the first right into a cul-de-sac and Lancaster Court will be viewed in the far right hand corner.

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	69	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.
Plan produced using PlanUp.

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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