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## Flat 2, 147a Upper Mostyn Street, Llandudno, Conwy, LL30 2PE



**£95,000**



THIS SPACIOUS SECOND FLOOR ONE BEDROOM FLAT IS SITUATED AT THE TOP END OF LLANDUDNO MAIN STREET CLOSE TO THE EMPIRE HOTEL AND WITHIN YARDS OF ALL OF LLANDUDNO AMENITIES INCLUDING THE PROMENADE AND PIER.

The accommodation briefly comprises front door to shared hall, stairs to second floor, self contained door to hall, lounge/dining room, kitchen, 1 double sized bedroom and 3-piece bathroom. The property features gas fired central heating. We are advised that the property is held on a Leasehold tenure.

**PETS ALLOWED SUBJECT TO MANAGEMENT PERMISSION**

**NO HOLIDAY LETTING ALLOWED**

**SUB-LETTING ALLOWED**

**The accommodation comprises:-**

**FRONT DOOR To:**

**SECOND FLOOR SELF CONTAINED DOOR TO FLAT 2 TO:**

**HALL**



Double radiator and electric meter.

**LOUNGE 15'4" x 13'5" (4.69m x 4.10m)**



Telephone point, coving, 2 double radiators and two double glazed windows.



**VIEW FROM LOUNGE**



**KITCHEN 16'3" x 6'0" (4.97m x 1.84m)**



Fitted beech effect front base units with round edge worktops, stainless steel sink with bi-flo tap, upvc double glazed window, double radiator, Worcester gas fired central heating hot water boiler, plumbing for a

washing machine, electric cooker and fridge/freezer, decorative feature fire surround with display mantle, wall display shelving, tiling, lino flooring.

#### BEDROOM 15'10" x 8'3" (4.83m x 2.53m)



Coving, double radiator and upvc double glazed window.



#### 3-PIECE BATHROOM



in white with bath with shower mixer taps, pedestal wash hand basin and closed couple w.c., wall tiling, radiator, single glazed window and water meter.

#### TENURE

We understand that this property is held on LEASEHOLD tenure over a 125 year term from 2016. The ground rent payable of £100 per annum. The owner of the flat would pay one third of any maintenance or repairs to the communal areas. They would pay one quarter of any works needed on the building. They pay one fifth of the buildings insurance.

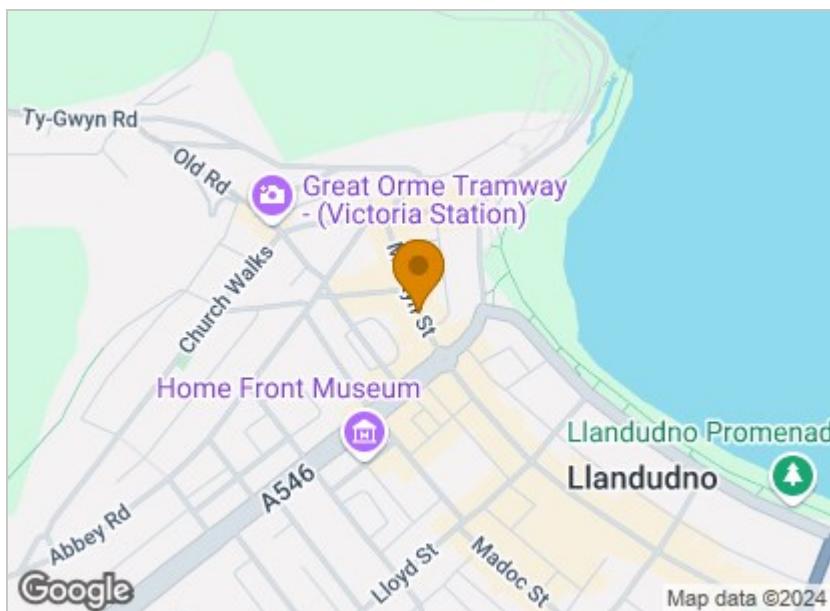
These charges should be confirmed by your legal advisor as can be subject to change.

WE ARE INFORMED THAT THE PROPERTY IS CLASSED AS H.M.O. (House of Multiple Occupation) (as of Summer 2015)

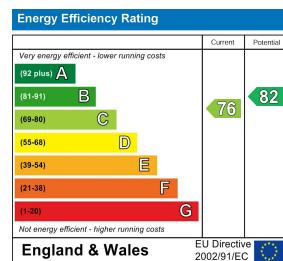
#### COUNCIL TAX BAND

Is "A" obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

## Area Map



## Energy Efficiency Graph



## Directions

From our Llandudno Office proceed north along Mostyn Street, go over the roundabout with the millennium clock and the property can be viewed on the right hand side within 200 yards, above "Llandudno Grill and Shakes" Restaurant. A408  
04/03/24 Rev 18/06/24

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)

Llandudno Office Opening Hours - Monday to Friday: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

