

**Bryan Davies
+ Associates**

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**AUCTIONEERS
●
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No Onward Chain £260,000

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www.bdahomesales.co.uk

THIS IS A BEAUTIFULLY PRESENTED AND UPDATED TWO BEDROOM GROUND FLOOR, PURPOSE BUILT APARTMENT WITH STUNNING PANORAMIC VIEWS FROM THE LOUNGE, SUN ROOM AND PRINCIPAL BEDROOM TOWARDS CONWY CASTLE, THE SNOWDONIA RANGE, CONWY ESTUARY AND AS FAR OVER AS ANGLESEY. WITHIN AN EASY DISTANCE OF LLANDUDNO JUNCTION SHOPPING INCLUDING LIDL, TESCO, ICELAND, AND ASDA SUPERMARKETS, THE MAINLINE RAILWAY STATION AND APPROXIMATELY THREE MILES FROM LLANDUDNO.

The accommodation briefly comprises;- front door into shared hall; self contained door to apartment 3, hall with walk in cloaks storage cupboard, lounge/dining room with panoramic view; enclosed sun room with sliding door to patio area; kitchen with a range of modern units and built in appliances; two double sized bedrooms and shower room. The property features modern electric radiators and upvc double glazed windows. Outside – patio area and a single car garage. The property is held on a Freehold tenure. The entire property has been completely re-rendered and has a new roof.

MAINTENANCE FEES APPLY

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

The accommodation comprises:

COMMUNAL ENTRANCE

Leads to:

COMMUNAL HALL

Oak front door with leaded light to:

HALL



Telephone point, electric radiator, coving, walk in storage cupboard with power, light and shelving.

OPEN PLAN LOUNGE/DINING ROOM 16'9" x 13'9" (5.11m x 4.21m)



Picture window, T.V. point, coving, electric radiator, upvc double glazed door giving access to:

ENCLOSED SUN ROOM 12'4" x 387'1" (3.76m x 118m)



With 'Terrazzo' tiled floor and upvc double opening sliding doors to:

PATIO AREA WITH VIEWS



KITCHEN 10'8" x 7'8" (3.26m x 2.34m)



Fitted range of 'Shaker' style cream fronted base, wall and drawer units, glass fronted and corner display shelving with under unit lighting and display lighting, round edge worktops incorporating 1½ bowl sink unit and mixer taps, integrated electric oven and space for microwave, 'Bosch' four ring ceramic hob, stainless steel extractor over, 'Bosch' dishwasher, space for fridge/freezer, plumbing for automatic washing machine, wood effect flooring, wall tiling, recently installed upvc double glazed window.

PRINCIPAL BEDROOM 12'11" x 12'7" (3.95m x 3.86m)



Electric radiator, fitted double wardrobe with top cupboards, coving, upvc double glazed windows overlooking sun room with views.

BEDROOM 2 12'4" x 8'0" (3.78m x 2.45m)



Fitted double wardrobe with top cupboards, coving, electric heater, recently installed upvc double glazed window.

3 PIECE TILED SHOWER ROOM



White suite comprising double shower stall with 'Triton' electric shower, vanity wash hand basin, closed couple w.c., ladder style towel rail, wall and floor tiling in grey and white, airing cupboard with hot water tank and shelving, recently installed upvc double glazed window.

OUTSIDE

GARDEN

With seating areas, shrubs, hedging, views.

SINGLE CAR GARAGE

Adjacent to the property, with up and over door, power and light.



TENURE

The property is held on a FREEHOLD tenure.

MAINTENANCE

The vendor advises that the approximate maintenance charge for 2025/2026 is expected to be £850-£1000 per flat and includes: building insurance, minor repairs, ground maintenance, window cleaning, fire alarms and garden upkeep.

COUNCIL TAX BAND

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

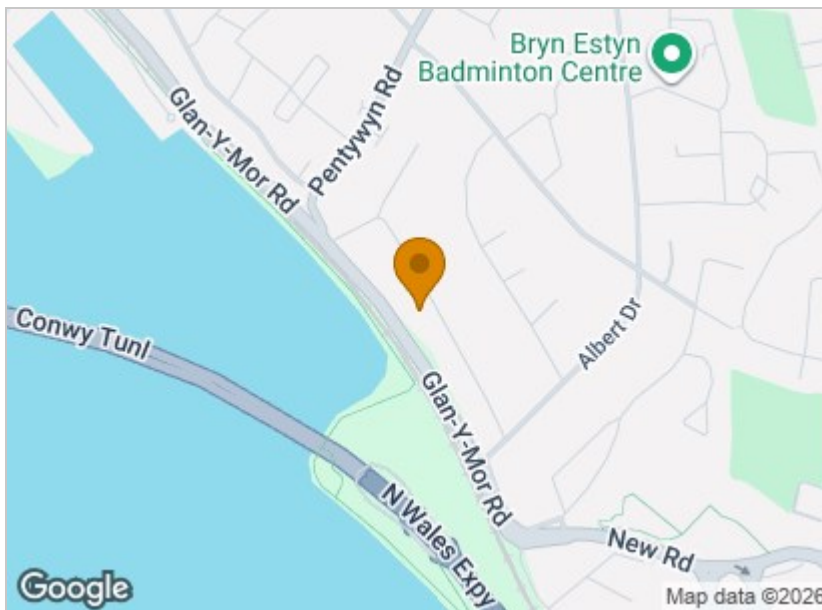
Ground Floor

Approx. 74.7 sq. metres (803.7 sq. feet)

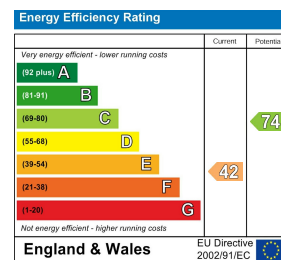


Total area: approx. 74.7 sq. metres (803.7 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From Llandudno Junction railway station, proceed towards Conwy, at the main roundabout, take the 3rd exit heading for Deganwy, take the 1st turning right onto St Georges Drive, immediately left onto Albert Drive, follow the road round for approximately 250 yards, turn left onto Warren Drive and Windsor Court can be viewed on the left hand side within 200 yards. A690 30/04/25 REV 04/10/25

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.

