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AUCTIONEERS
•
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# 19 Crescent Court, Nevill Crescent, Llandudno, Conwy, LL30 1AT









## No Onward Chain £250,000

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THIS IS A VERY DESIRABLE FOURTH FLOOR TWO BEDROOM APARTMENT ON THE PROMENADE OVERLOOKING THE FULL PANORAMA OF LLANDUDNO'S BEAUTIFUL SWEEPING BAY. The apartment was purpose built in 1973 in a complex of 26 apartments and within 200 yards of Mostyn Champneys Retail Park and Parc Llandudno, 500 yards of the town centre. There is an automatic lift and a large double garage at the rear as well as visitors parking. The accommodation briefly comprises:- entrance porch to security doors to the front and rear; inner hall to lift and staircase; personal door to Apartment 19; hall; L-shaped lounge/dining room; kitchen; two bedrooms; three-piece shower room and separate two-piece cloakroom. The property features upvc double glazing installed 2022 and gas fired central heating from a new combi boiler installed 2022. Outside - tandem double garage. The property is held on a LEASEHOLD tenure over a 999 year term from 1925 with a ground rent of £19.25 per annum.

CLOSEST PURPOSE BUILT BLOCK TO THE TOWN
TANDEM DOUBLE GARAGE
PANORAMIC VIEWS
PETS ALLOWED SUBJECT TO MANAGEMENT CONSENT
NO SUB LETTING - NO HOLIDAY LETS

## The accommodation comprises:-

FRONT DOOR TO:-

## ENTRANCE PORCH

To front and rear with security entry phone, inner door to:-

## STAIRCASE AND AUTOMATIC LIFT TO FOURTH FLOOR

## PERSONAL DOOR TO APARTMENT 19

## HALL

Electric meter cupboard.

## CLOAKS CUPBOARD

With hanging rail and shelving, wall mounted security intercom phone.

## 2 PIECE CLOAKROOM



Vanity wash hand basin and low flush wc, built in cupboard with sliding doors and 'Vaillant' gas fired central heating and hot water boiler installed 2022, water meter.

## LOUNGE/DINING ROOM



## LOUNGE AREA 15'10" x 11'11" (4.85m x 3.64m)



Tv point, radiator, upvc double glazed windows with panoramic views to The Great and Little Orme and Llandudno Bay.



DINING AREA 9'11" x 8'8" (3.04m x 2.66m)



With door to hall and inner hall, radiator.

KITCHEN/BREAKFAST ROOM 11'10" x 8'10" (3.63m x 2.7m)



Range of base, wall and drawer units with worktops, 1½ bowl sink unit, 'Neff' oven and 4 ring ceramic hob with cooker hood over, integrated fridge/freezer, integrated 'Neff' washer/dryer, dishwasher, upvc double glazed window with panoramic views, radiator.

BEDROOM 1 12'7" x 9'10" (3.86m x 3.02m)



Plus built in fitted triple wardrobe, upvc double glazed window, double radiator, distant Conwy mountain views.




VIEW FROM BEDROOM 1



BEDROOM 2 9'11" x 9'11" (3.03m x 3.03m)



Including built in double wardrobes, upvc double glazed window, double radiator, distant Conwy mountain views.



## TILED 3 PIECE SHOWER ROOM



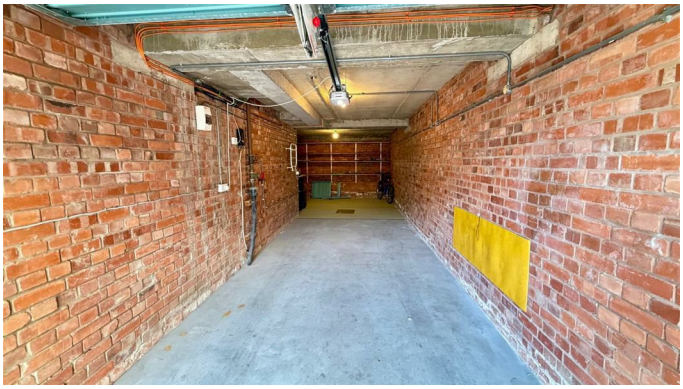
Large shower stall, pedestal wash hand basin and close coupled wc in grey, radiator.



## OUTSIDE

Communal gardens to the front and rear.

## TANDEM DOUBLE GARAGE TO THE REAR 35'3" x 8'11" (10.76m x 2.74m)



With automatic up and over door, water, sink, power and light and electric towel warmer. Also designated parking for one car in front of the garage.



## REAR



## TENURE

The property is held on a LEASEHOLD tenure over a 999 year term from 1925 with a ground rent of £19.25 per annum.

## MAINTENANCE CHARGES

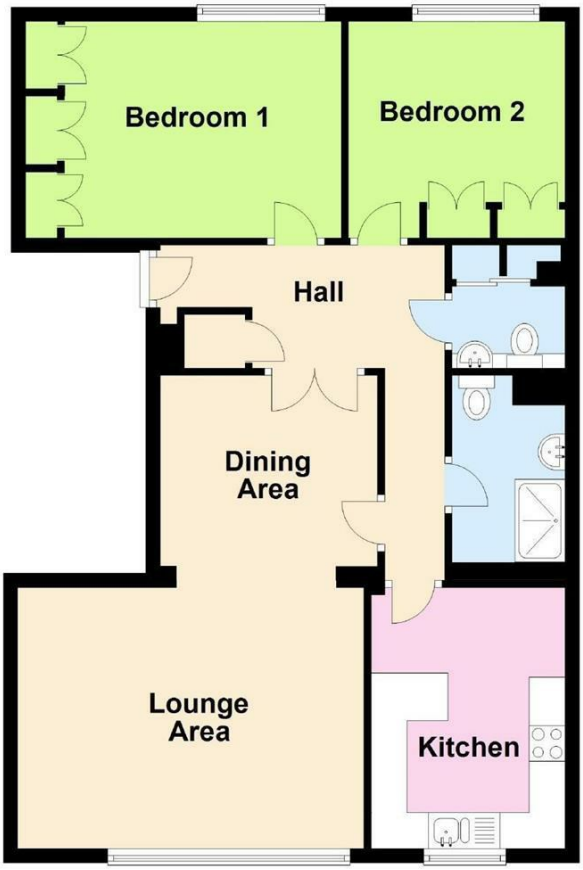
We are advised by the seller that the service charge for 2026/ 2027 is £2400 per annum, payable in 2 half yearly instalments.

## COUNCIL TAX

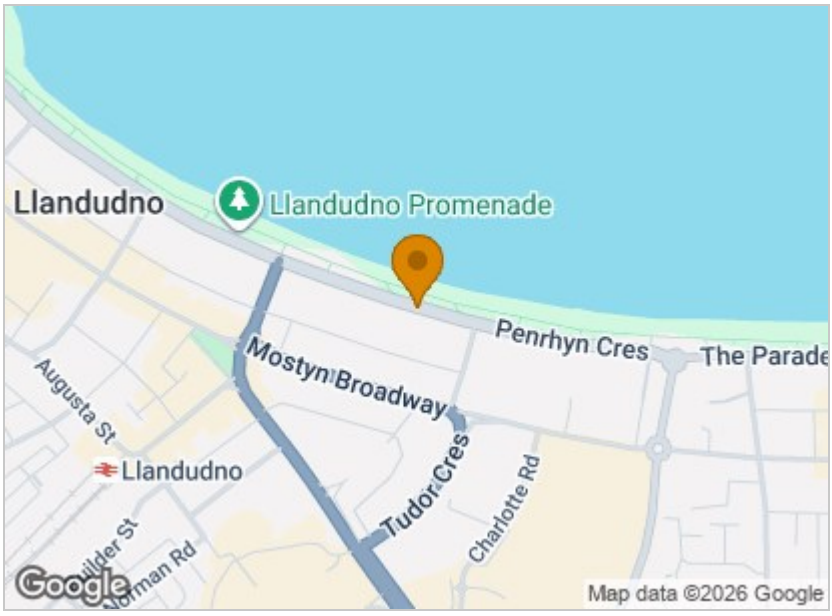
Is 'E' as obtained from www.conwy.gov.uk.

# Fourth Floor

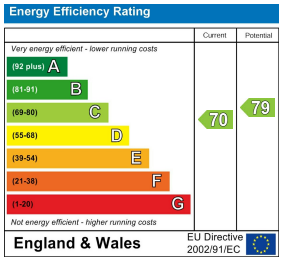
Approx. 78.5 sq. metres (844.9 sq. feet)




## Area Map




## Energy Efficiency Graph




## Directions

From our Llandudno office proceed towards the promenade turning right and Crescent Court can be viewed within 350 yards on the right hand side. Ref A989 30/10/26

**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.

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For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.