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**AUCTIONEERS  
●  
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**17 Marlborough Place, Vaughan Street, Llandudno,  
Conwy, LL30 1AE**



**£154,000**

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[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)

THIS CLEANLY PRESENTED PURPOSE BUILT FOURTH FLOOR APARTMENT has a lift and parking in this popular development built by Watkin Jones (c1995) with views over the new Parc Llandudno and hillside towards Deganwy, situated in the Town Centre and 300 yards off the Promenade. The accommodation briefly comprises:- security intercom to shared vestibule; shared hall; automatic lift and staircase to the fourth floor; self-contained front door to hall; lounge; kitchen with range of base, wall and drawer units, 2 double bedrooms and 3-piece shower room. The property features electric heaters and upvc double glazed windows. Outside - there is an allocated parking space in the main block. The property is held on leasehold Tenure over a 150 year term from September, 1993 with an annual ground rent of £50.00. The maintenance charge from the 1st April, 2024 to 31st March, 2025 is £1,500.00

NO PETS ALLOWED  
NO HOLIDAY LETTING ALLOWED

The Accommodation Comprises:-

#### FRONT DOOR

With security intercom system to:-

#### SHARED VESTIBULE

Inner door to:-

#### SHARED HALL

Automatic lift and staircase to:-

#### FOURTH FLOOR

#### SELF CONTAINED DOOR TO NO.17

#### HALL

Electric meter cupboard, Economy 7 heater, airing cupboard with hot water tank, wall mounted security intercom entry phone.

#### LOUNGE/DINING ROOM 21'9" x 9'9" (6.63m x 2.98m)



Fire surround with electric fire, coving, Economy 7 heater, t.v point, upvc double glazed window with distant hillside views.



#### VIEW FROM THE LOUNGE



#### KITCHEN 14'4" x 7'2" (4.37m x 2.19m)



Fitted range of Beech effect fronted base, wall and drawer units with round edge worktops incorporating sink and mixer taps, integrated electric oven and 4 ring hob and cooker hood over, plumbing for an automatic

washing machine, space for dryer, space for fridge, wall tiling, upvc double glazed window.

### BEDROOM 1 14'7" x 9'6" (4.45m x 2.91m )



Wall mounted electric heater, built-in wardrobe, upvc double glazed window with distant hillside views.



### BEDROOM 2 14'4" x 7'2" (4.39m x 2.20m)



Wall mounted electric heater, upvc double glazed window.

### 3-PIECE SHOWER ROOM



White suite, electric shower, pedestal wash hand basin, close coupled w.c, partial panelled walls, extractor.

### PARKING

There is an allocated parking space in the main building on the first floor, also a shared secure storage room.

There is also an additional overflow or visitors car park in a separate building off Garage Street, but this is on a first come, first served basis.

### TENURE

The property is held on Leasehold Tenure over a 150 year term from September, 1993 with an annual ground rent of £50.00 per annum.

### SERVICE CHARGE

The maintenance charge from the 1st April, 2024 to 31st March, 2025 is £1,500.00.

### COUNCIL TAX BAND

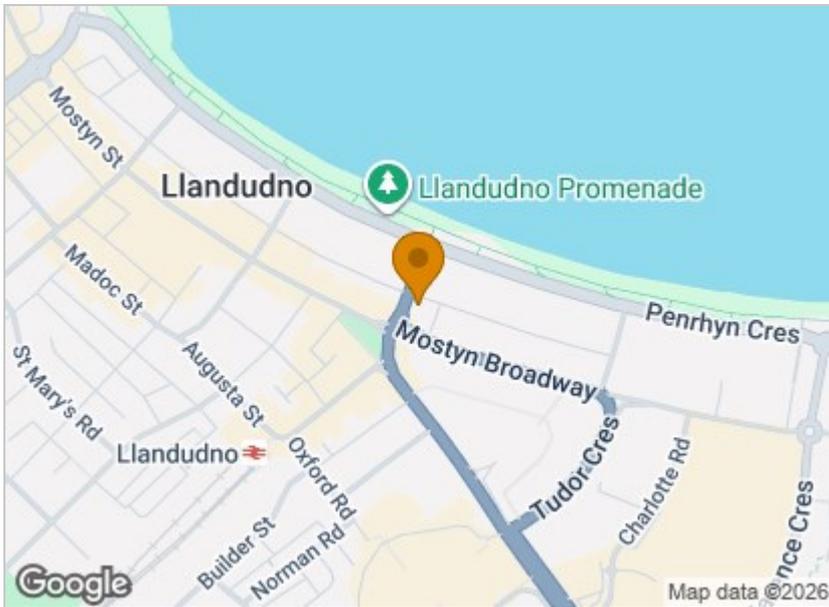
Is 'C' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

Approx. 69.1 sq. metres (743.7 sq. feet)

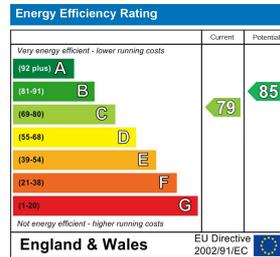


Total area: approx. 69.1 sq. metres (743.7 sq. feet)

**Area Map**



**Energy Efficiency Graph**



**Directions**

From our Llandudno Office turn right and Marlborough Place is in front of you on the corner of Vaughan Street and Conwy Road. REF: A632 12/02/25 Rev 26/01/26

We will be pleased to arrange a viewing of this Home

01492 875125

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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.

