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11 Dorchester Apartments, Craig Y Don Parade, Craig y Don, Llandudno, Conwy, LL30 1BN

Panoramic views £250,000

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THIS LOVELY FIRST FLOOR PURPOSE BUILT APARTMENT in this luxury block of one, two and three bedroom apartments is situated on the Promenade at the Craig y Don end of Llandudno with panoramic views to the Great Orme. The accommodation briefly comprises:- hall; open plan lounge/dining/kitchen; fitted and equipped kitchen; 3 double bedrooms; bathroom and en-suite 3-piece shower room. The property features upvc double glazed windows, electric heating. Outside - the area is maintained by the Management Company and there is an allocated parking space to the rear and a secure storage room to the basement. There is a Resident Gym with various fitness equipment is on the lower ground floor. The property is held on LEASEHOLD TENURE over a 999 year term from the 1st January, 2004 with a service charge for 2026 of £2,795.52 per annum, payable half yearly on 1st January and 1st July. Ground Rent is £273.00 per annum.

NO HOLIDAY LETTING
NO PETS ALLOWED
LONG TERM LETTING ALLOWED

The Accommodation Comprises:-

COMMUNAL FRONT DOOR to:-

COMMUNAL HALL

LIFT AND STAIRS TO:-

All floors including the parking area, security intercom entry phone.

FIRST FLOOR

PERSONAL DOOR TO APARTMENT 11

HALL

Wall mounted security intercom entry phone, walk-in cupboard housing hot water boiler, fuse board and storage.

OPEN PLAN LOUNGE/DINING/KITCHEN 34'8" x 12'3" (10.57m x 3.74m)

LOUNGE/DINING AREA

Bay window with views to the Great Orme and Little Orme and across the bay. T.v and telephone point, electric radiator.

VIEWS

KITCHEN AREA

With Beech effect fronted base, wall, drawer and glass fronted corner units with round edge worktops, incorporating 1½ bowl wink unit and mixer taps, 'electrolux' oven and 'Neff' 4 ring gas hob with stainless steel cooker canopy over, integrated fridge/freezer and 'Hotpoint' dishwasher and automatic washing machine, under unit display lighting, wall and floor tiling, recessed downlighters.

BEDROOM 1 16'2" x 13'6" (4.93m x 4.14m)

Plus built-in double wardrobe, electric radiator, 2 upvc double glazed windows to the rear.

EN-SUITE 3-PIECE SHOWER ROOM

Double shower stall with mains shower, wash hand basin and mixer tap, close coupled w.c, tiled display shelving, mirror fronted cabinet with lighting, extractor, recessed downlighters, floor tiling, towel rail.

BEDROOM 2 12'11" x 11'1" (3.96m x 3.40m)

2 upvc double glazed window to the rear, electric radiator.

BEDROOM 3 11'10" x 9'6" (3.63m x 2.92m)

Upvc double glazed window to the rear, electric radiator.

3-PIECE BATHROOM

White suite comprising tiled bath with mixer tap and shower attachment, wash hand basin, close coupled display shelving, mirror cabinet with lighting, towel rail, floor tiling, extractor, recessed downlighters.

OUTSIDE

ALLOCATED PARKING SPACE TO THE REAR OF THE BLOCK

LOWER GROUND FLOOR BASEMENT AREA

With a secure storage room for Apartment 11 with power and light connected.

RESIDENT'S GYM

A residents gym is available with numerous fitness machines.

TENURE -

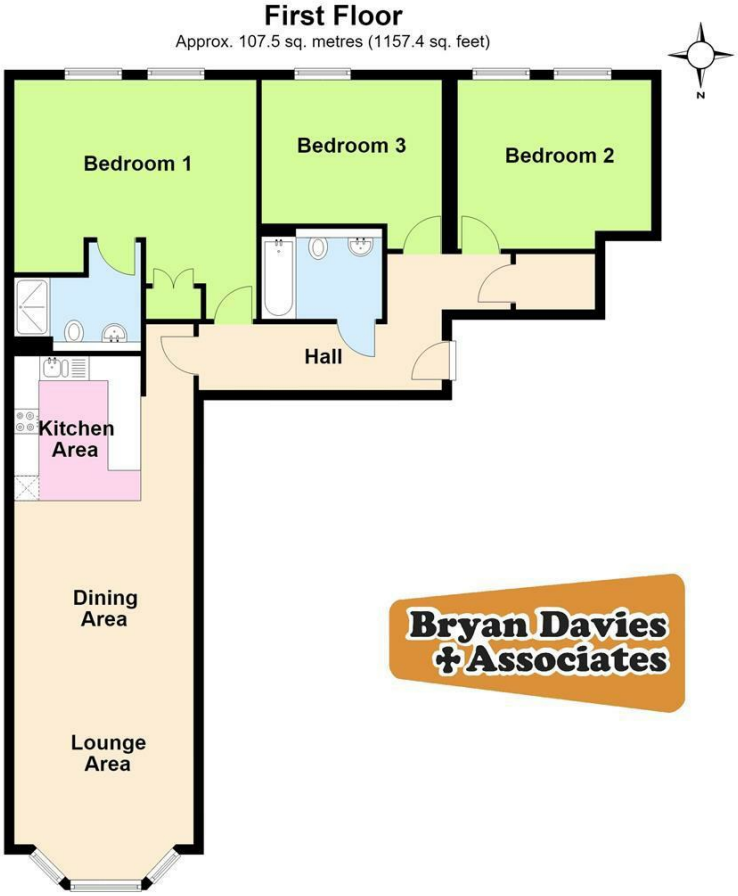
The apartment is held on LEASEHOLD TENURE over a 999 year term from the 1st January, 2004 with a service charge for 2026 of £2,795.52 per annum, payable half yearly on 1st January and 1st July. Ground Rent is £273.00 per annum.

COUNCIL TAX BAND

Is 'F' obtained via conwy.gov.uk

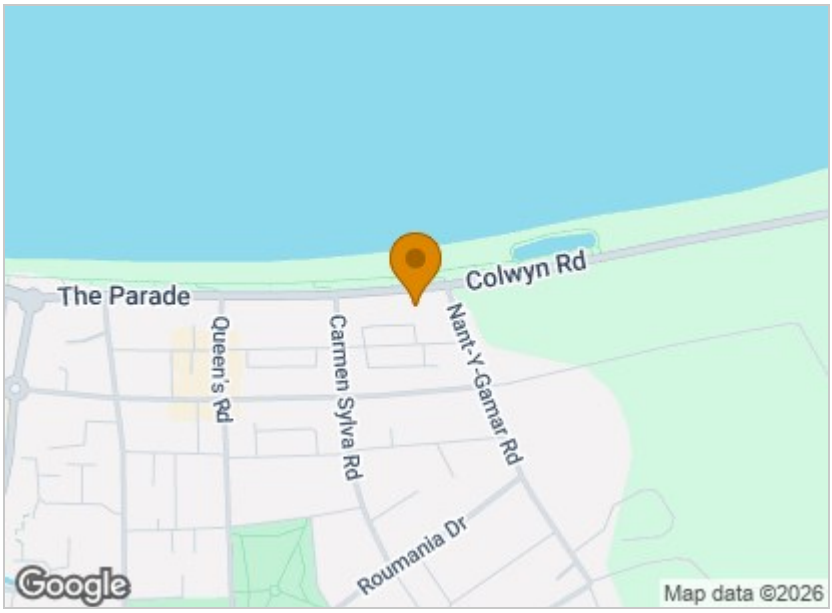
First Floor

Approx. 107.5 sq. metres (1157.4 sq. feet)

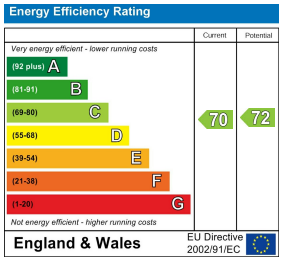


Total area: approx. 107.5 sq. metres (1157.4 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed to the promenade and turn right. continue along the promenade, straight on at the roundabout and the Dorchester Apartments are at the end of the parade before the Bodafon Fields. REF: A924 17/06/26 Rev 02/10/26

We will be pleased to arrange a viewing of this Home

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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.

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OnTheMarket.com
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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.