

email: llandudno@bdahomesales.co.uk

## 52 Manor Park, Gloddaeth Avenue, Llandudno, Conwy, LL30 2SE



**£73,500**



THIS IS A CLEANLY PRESENTED SELF CONTAINED FIRST FLOOR ONE BEDROOM RETIREMENT FLAT, in a very popular RETIREMENT DEVELOPMENT (minimum 60 years of age for occupation) with all facilities for enjoyable living, such as Resident's lounge and laundry amenities. Maintenance includes tending the landscaped garden and car parking. House Manager for emergencies.

NO PETS, SUB-LETTING ALLOWED, NO HOLIDAY LETS

24 HOUR SECURITY SYSTEM

THIS IS ON THE FIRST FLOOR FACING THE FRONT LOOKING TOWARDS THE GREAT ORME

**The accommodation comprises:**

#### RECEPTION VESTIBULE

With intercom to all flats and House Manager.

#### RECEPTION HALL

And two automatic lifts to all floors, carpets hall, stairs and landings together with heating and lighting.

#### RESIDENTS LOUNGE



Furnished with small kitchenette en-suite for use by Residents.

#### LAUNDRY FOR RESIDENTS

Equipped with washers and dryers (funded through the service charge).

#### FIRST FLOOR

#### PERSONAL DOOR INTO NO. 52

#### ENTRANCE HALL

Wall light point, coving, airing cupboard with shelving and light, hot water tank.

#### LOUNGE 17'0" x 9'10" (5.20m x 3.02m)



T.V. and telephone point, 3 wall light points, Economy 7 heater, upvc double glazed bay window with deep display shelf looking to the lower slopes of the Great Orme, coving, wall mounted security intercom entry phone, emergency pull cord.

#### VIEW FROM LOUNGE



Arch through to the:

#### KITCHEN 7'1" x 5'3" (2.17m x 1.62m)



With base, wall and drawer units with round edge worktops, inset single drainer sink unit, wall tiling, space for fridge/freezer, coving.

**BEDROOM 13'3" x 9'3" (4.05m x 2.84m)**



3 wall light points, coving, built in wardrobe with folding mirror doors, hanging rail and shelving, emergency pull cord, upvc double glazed window, electric storage heater.



**3 PIECE BATHROOM**



Suite comprising bath with over bath shower, wash hand basin, close couple w.c., mirror, wall mounted electric heater, wall tiling, emergency pull cord.

**OUTSIDE**

**COMMUNAL GARDENS**

**MAINTENANCE CHARGE**

We are advised by the vendor that the service charge payable half yearly is £1,180.00, inclusive of building insurance, general maintenance of the building, use of laundry facilities, cleaning of all common parts, use of the residents lounge, tending of gardens, House

Manager, water rates (complex on water meter) and window cleaning. Plus ground rent of £382.76 per annum.

**COUNCIL TAX BAND**

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

**TENURE**

LEASEHOLD over a 120 year term from 1986.

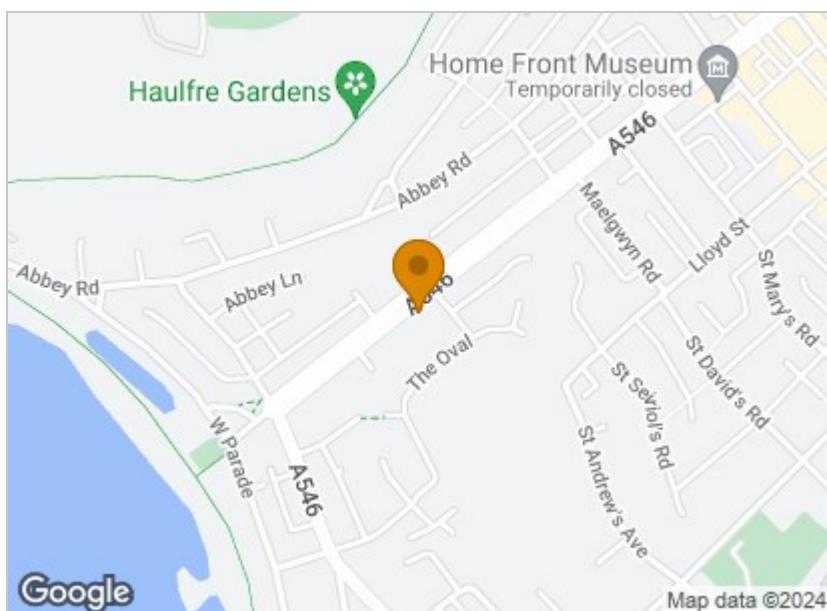
## First Floor

Approx. 42.2 sq. metres (454.0 sq. feet)

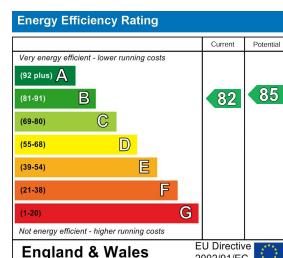


Total area: approx. 42.2 sq. metres (454.0 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From our Llandudno office proceed North along Mostyn Street to the roundabout, turn left at the roundabout and proceed along Gloddaeth Avenue for  $\frac{1}{2}$  a mile and Manor Park can be viewed on your left hand side. A231 18/05/23 REV 24/05/23

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.

