

**Bryan Davies
+ Associates**

**4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125**

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

**22 Manor Park, Gloddaeth Avenue, Llandudno,
Conwy, LL30 2SE**



No Onward Chain £92,500

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www.bdahomesales.co.uk

THIS IS A WELL PRESENTED SELF CONTAINED GROUND FLOOR TWO 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 Monday to Friday.

The property is held on Leasehold Tenure over a 120 year lease from 1986.

NO PETS, SUB-LETTING ALLOWED, NO HOLIDAY LETS

24 HOUR SECURITY SYSTEM

THIS IS ON THE GROUND FLOOR FACING THE REAR ON SOUTH EASTERLY SIDE OF THE BUILDING

The accommodation comprises:

RECEPTION VESTIBULE

With intercom to all flats and House Manager.

RECEPTION HALL

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

RESIDENTS LOUNGE



SMALL KITCHENETTE EN-SUITE



Furnished for use by Residents.

LAUNDRY FOR RESIDENTS



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

GROUND FLOOR

PERSONAL DOOR INTO NO. 22

ENTRANCE HALL

Two wall light points, coving, cupboard with shelving and light, separate cupboard with electric hot water heater, light and shelving, electric radiator.

LOUNGE 13'5" x 10'2" (4.10m x 3.11m)



Three wall light points, coving, T.V. and telephone points, wall mounted entry and call system, electric radiator, upvc double glazed window with deep display sill.

Square entrance through to:

KITCHEN 6'9" x 5'10" (2.07m x 1.78m)



Fitted range of gloss fronted base, wall and drawer units, corner carousel to base units, round edged sparkle worktops incorporating inset round bowl sink unit and mixer tap, wall and floor tiling, under unit lighting, two ring 'Lamona' electric hob with stainless steel canopy over, integrated fridge/freezer, spotlights.

BEDROOM ONE 13'10" x 8'10" (4.22m x 2.71m)



Including wardrobes with mirror fronted and folding doors, coving, T.V. and telephone points, coving, upvc double glazed window.

BEDROOM TWO 9'10" x 6'11" (3.00m x 2.12m)



Two wall light points, T.V. point, coving, upvc double glazed window.

TILED 3 PIECE SHOWER ROOM



Comprising double shower stall with 'Triton' electric shower, vanity wash hand basin, mirror with lights, ladder style towel rail, close coupled w.c., coving, extractor, spotlights.

OUTSIDE

COMMUNAL GARDENS

TENURE

The property is held on a LEASEHOLD tenure over a 120 year lease from 1986.

MAINTENANCE CHARGES

The service charge payable half yearly is approximately £3,984.84 per annum plus the half year ground rent at £191.38. The maintenance includes 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.

These charges should be confirmed by your legal advisor as can be subject to change.

COUNCIL TAX BAND

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

First Floor

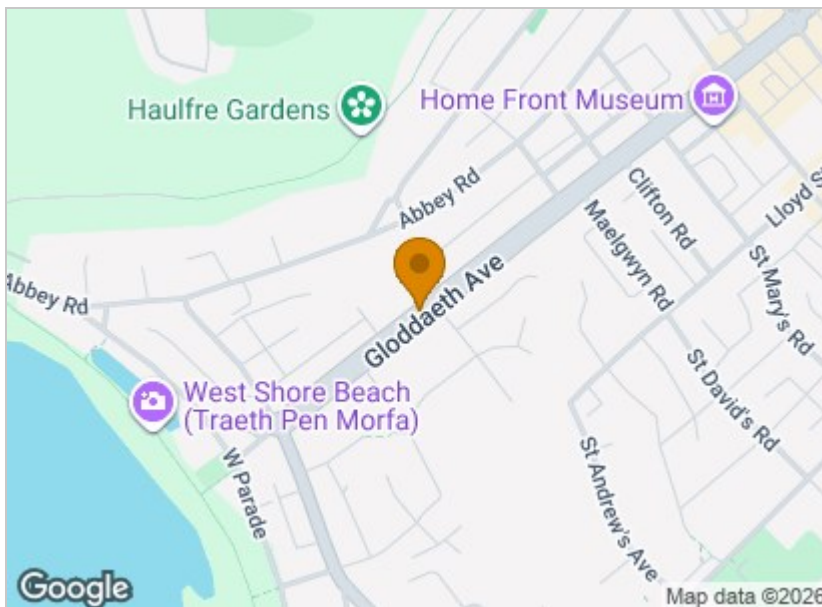
Approx. 49.6 sq. metres (534.3 sq. feet)



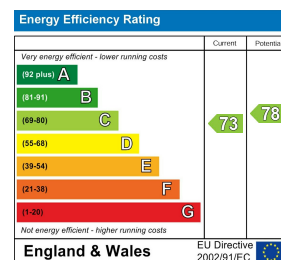
Total area: approx. 49.6 sq. metres (534.3 sq. feet)

Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

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 ½ a mile and Manor Park can be viewed on your left hand side. A981 13/10/26

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.

