

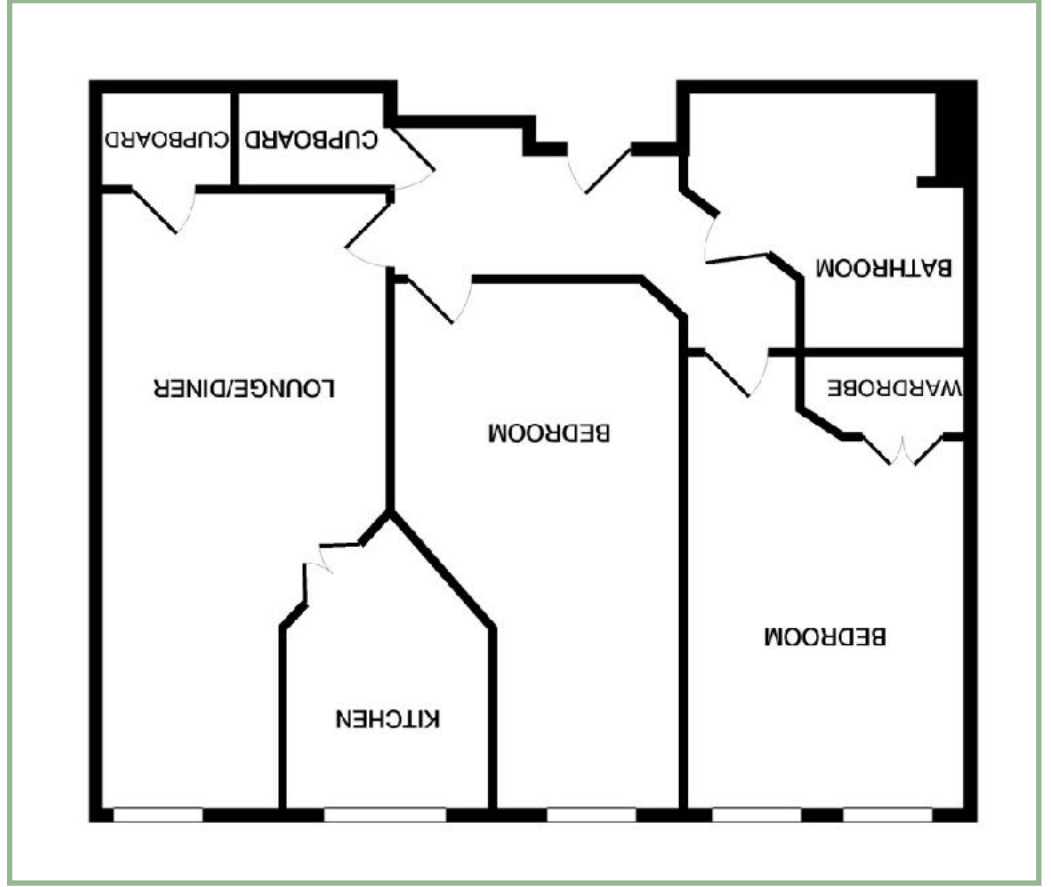
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

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Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	80   C	
81-91	B	82   B	
92+	A		





# Spacious Two Bedroom Retirement Apartment Enjoying Sea Views

## Description

An immaculately presented two bedroom retirement apartment for the over 60's, situated on the level, within minutes walk to the shops and transport links.

Cwrt St. Tudno is situated on the promenade and from the apartment you can enjoy the uninterrupted views over the sea, Gt. Orme and promenade and just watch the world go by!

The development consists of 66 self contained apartments built in 2002 by McCarthy & Stone offering assisted living with 24 hour onsite estate manager, domestic assistance and laundry room, on site restaurant with waitress service, resident's lounge, function room and guest suite, communal car parking and gardens, secure video entry system and emergency call system, dedicated scooter store/charging room. There is one hour a week of domestic help provided to each of the residents/apartments included within the service charge.

The accommodation comprises: Secure communal entrance, stairs and lift to all floors, personal door to no. 40: Good size hallway with store cupboard, lounge/diner with storage cupboard and double doors into the recently fitted modern kitchen which has an electric hob and oven, fridge and freezer. Double bedroom with built in wardrobe and a second double bedroom with fitted wardrobes, recently fitted wet room with shower area and bath. UPVC double glazing and electric storage heaters.

- ✓ BEAUTIFULLY PRESENTED & SPACIOUS TWO BEDROOM SECOND FLOOR APARTMENT
- ✓ ENJOYS VIEWS OVER THE SEA & GT. ORME
- ✓ ASSISTED LIVING FOR THE OVER 60'S
- ✓ COMMUNAL LOUNGE, LAUNDRY, LIBRARY, GUEST SUITE, PARKING & GARDENS
- ✓ SITUATED ON THE LEVEL WITHIN MINUTES TO THE SHOPS & TOWN CENTRE
- ✓ NO CHAIN

## Hallway

15' 1" x 7' 4.60m x 2.13m



## Lounge/Diner

21' 3" max x 10' 6" 6.08m x 3.20m



## Kitchen

9' 6" x 7' 7" 2.89m x 2.31m



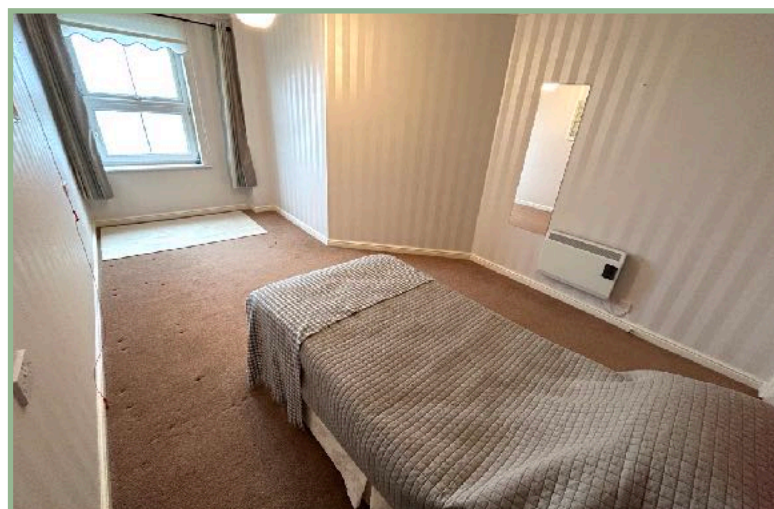
## Bedroom One

15' 7" x 10' 3" 4.75m x 3.12m



## Bedroom Two

17' 5" x 10' 4" 5.31m x 3.15m



## Bathroom

10' 3" x 8' 10" 3.12m x 2.69m

## Store Room

5' 3" x 3' 2" 1.60m x 0.96m

Agent's Notes: Apartment is leasehold on a 125 year lease from 1st March 2002. Ground rent is £410 per annum with a management support service charge of £658.86 per month.

## Location

The property is located on the promenade, not far from the pier and other local amenities. It is conveniently situated, close to the town centre with its Victorian facades and wide range of shops, schools, theatre, train station and Llandudno pier.

## Directions

From our Conwy office follow the oneway system out of Conwy across the bridge. At the roundabout take the first exit and follow the road onwards through Deganwy and towards Llandudno, proceed along this road, stay straight ahead, at the roundabout take the right turn onto Maesdu Road, straight on at the roundabout, straight on at the next roundabout, at the next mini roundabout turn left where Cwrt St. Tudno can be found.

Council Tax Band: E (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Efficiency Rating: C

2 Bedroom, 2nd Floor Retirement Apartment

APARTMENT 40  
CWRT ST. TUDNO  
LLANDUDNO  
CONWY  
LL30 1BZ

NO CHAIN

**£165,000**  
REDUCED FROM £175,000

Referece Number: FP7308

Fletcher & Poole,  
3 Lancaster Square,  
Conwy, LL32 8HT

Registered Company  
Number 4687367

## Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

tel: 01492 583100  
fax: 01492 583616  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

