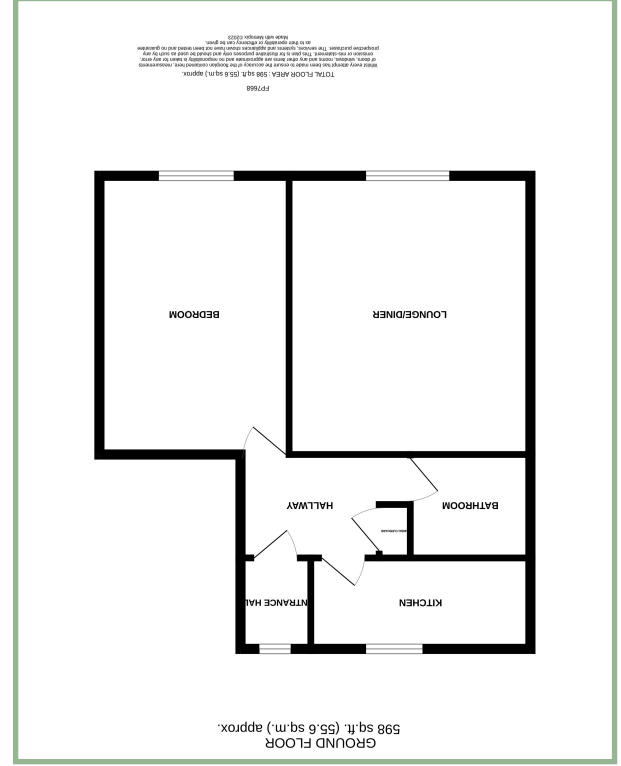


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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.

www.fletcherpoole.com

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

Fletcher & Poole



Spacious One Bedroom, Second Floor Apartment In Town Centre Location

Description

A spacious one bedroom second floor apartment situated in the centre of the Victorian town of Llandudno, enjoying views over the town, and easy access to the shops, promenade, Gt. Orme, beach and transport links.

The building was professionally converted by Mostyn Estates in 1991 with secure communal entrance hall with intercom system.

Stairs to all floors. Apartment 6 comprises: Entrance hall, inner hall with airing cupboard housing the hot water tank. Spacious lounge, kitchen with electric oven and hob, space and plumbing for a washing machine. Large double bedroom and bathroom. Single glazed windows (bedroom and lounge are sash windows) and Dimplex wall mounted electric heaters.

To the outside there is access to a rear bin area.

- ✓ SPACIOUS ONE BEDROOM, SECOND FLOOR APARTMENT
- ✓ SITUATED IN THE CENTRE OF THE VICTORIAN TOWN CENTRE OF LLANDUDNO
- ✓ EASY ACCESS TO THE SHOPS, PROMENADE, BEACH, WALKS ON THE GT. ORME & TRANSPORT LINKS
- ✓ VIEWS OF THE TOWN
- ✓ NO CHAIN

Entrance Hall

8' 4" x 3' 11" 2.54m x 1.19m

Inner Hall

9' 11" x 7' 2" max 3.02m x 2.18m

Lounge/Diner

14' 1" x 16' 1" 4.29m x 4.90m



Bedroom

16' 3" x 11' 4.95m x 3.35m



Kitchen

12' 9" x 5' 4" 3.88m x 1.62m



Bathroom

6' x 7' 1" 1.82m x 2.16m



Agent's Notes: Apartment is leasehold on a 125 year lease from 1991 to Mostyn Estates. Ground rent £50: Maintenance charge £400 which includes the cleaning of the communal areas: £250 per annum towards the buildings insurance.

Location

Mostyn Street is located not far from the Promenade, pier and other local amenities. It is conveniently situated, in 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, on reaching the roundabout take the third exit on to Maesdu Road, proceed to the end of this road, at the roundabout take the first exit on to Conway Road. Carry on to the end of the road and bear left on to Mostyn Street where the property can be found on the left.

Council Tax Band: A (provided on www.voa.gov.uk)

Energy Efficiency Rating: D
S

1 Bedroom, 2nd Floor Apartment

6C MOSTYN STREET
LLANDUDNO
CONWY
LL30 2PS

NO CHAIN

£90,500

REDUCED FROM £110,000

Reference Number: FP7668

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
web: www.fletcherpoole.com

