

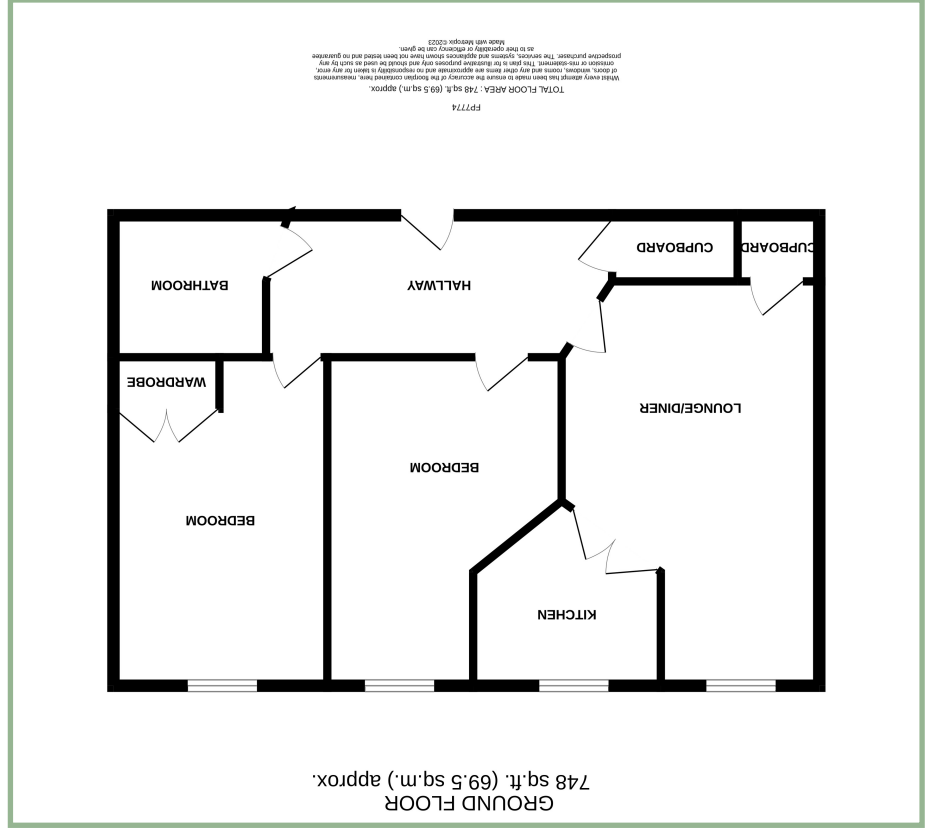
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole



Score	Energy rating	Current	Potential
92+	A	82 B	86 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Two Bedroom Retirement Apartment For The Over 60's

Description

An immaculately presented, light and spacious, two bedroom retirement apartment for the over 60's.

Cwrt St. Tondo is situated on the promenade with uninterrupted views over the sea, Gt. Orme and promenade.

Apartment 34 is situated on the second floor and enjoys a lift and stairs to all floors.

The development consists of 66 self contained apartments built in 2002 by McCarthy & Stone, offering assisted living with 24 house onsite estate manager, domestic assistance, laundry room and 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. There is a dedicated scooter store/charging room and one hour per week of domestic help provided to each of the residents/apartments included within the service charge.

Apartment 34 comprises: Spacious entrance hall with store cupboard, lounge/diner with store cupboard and double doors into the modern kitchen which has an electric hob and oven, space for a low level fridge and freezer. Two double bedrooms and four piece bathroom with walk-in shower area. UPVC double glazing and electric heaters, communal parking and gardens

- ✓ LIGHT & SPACIOUS TWO BEDROOM SECOND FLOOR APARTMENT
- ✓ ENJOYS VIEWS OVER THE SEA, PROMENADE & THE GT. ORME
- ✓ ASSISTED LIVING FOR THE OVER 60'S
- ✓ COMMUNAL LOUNGE, LAUNDRY, LIBRARY, GUEST SUITE, PARKING & GARDENS
- ✓ ON SITE MANAGER & CARELINE
- ✓ ON THE LEVEL CLOSE TO THE SHOPS
- ✓ NO CHAIN

Hallway

14' 11" x 6' 9" 4.54m x 2.06m



Lounge/Diner

25' 8" x 10' 7" max 7.82m x 3.22m



Kitchen

9' 4" max x 7' 7" 2.84m x 2.31m



Store Cupboard

4' 11" x 3' 2" 1.50m x 0.96m

Bedroom One

17' 8" x 10' 5" 5.38m x 3.17m



Bedroom Two

15' 8" x 10' 2" 4.77m x 3.10m

Bathroom

8' 9" x 10' 2" max 2.66m x 3.10m

Store Cupboard

5' 4" x 3' 2" 1.62m x 0.96m

Agent's Notes: Apartment is leasehold on a 125 year lease from 2002. Ground rent is £410.00 per annum with a management support service charge of £718.59 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)
Energy Efficiency Rating: B

2 Bedroom Retirement Apartment

APARTMENT 34
CWRT ST. TUDNO
CLARENCE ROAD
LLANDUDNO
CONWY
LL30 1BZ

NO CHAIN

£160,000

REDUCED FROM £170,000

Reference Number: FP7774

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:

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fax: 01492 583616

email: conwy@fletcherpoole.com

web: www.fletcherpoole.com

