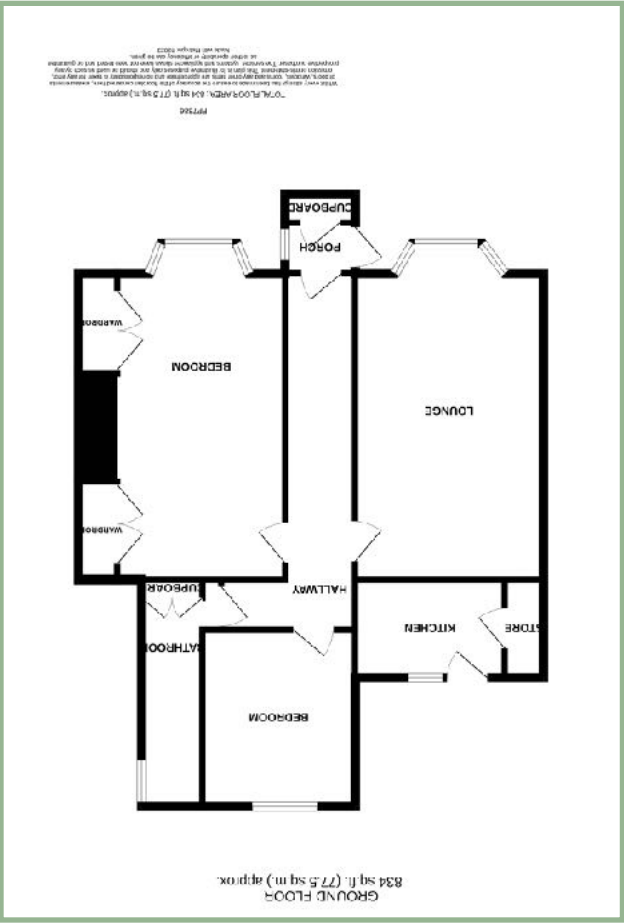


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Score	Energy rating	Current	Potential
1-20	G		
21-38	F	34 F	
39-54	E		
55-68	D		
69-80	C		75 C
81-91	B		
92+	A		





# Spacious Two Bedroom Basement Apartment

## Description

A spacious two bedroom basement apartment situated in the heart of the Victorian town of Llandudno, within easy access to the shops, cafes, restaurants, pier and promenade and lovely walks over the Great Orme.

The apartment benefits from it's own private front door and accommodation comprising: Porch with store cupboard, hallway, lounge/diner, kitchen with electric oven and hob and space for a fridge, cupboard, master bedroom with two built in wardrobes and a second double bedroom and modern bathroom with store cupboard.

Timber sash windows and economy 7 electric heating. To the outside there are steps leading down to the front door with a small yard area.

To the rear of the property there is a small court yard garden with rear timber gate.

- ✓ SPACIOUS TWO BEDROOM BASEMENT APARTMENT
- ✓ SITUATED IN THE HEART OF THE TOWN
- ✓ EASY ACCESS TO ALL OF THE SHOPS, CAFES, PIER & PROMENADE
- ✓ PRIVATE FRONT DOOR
- ✓ REAR COURTYARD AREA
- ✓ LEASEHOLD

## Porch

4' 10" x 3' 9" 1.47m x 1.14m

## Hallway

22' 4" 8' 4" max 6.81m x 2.54m

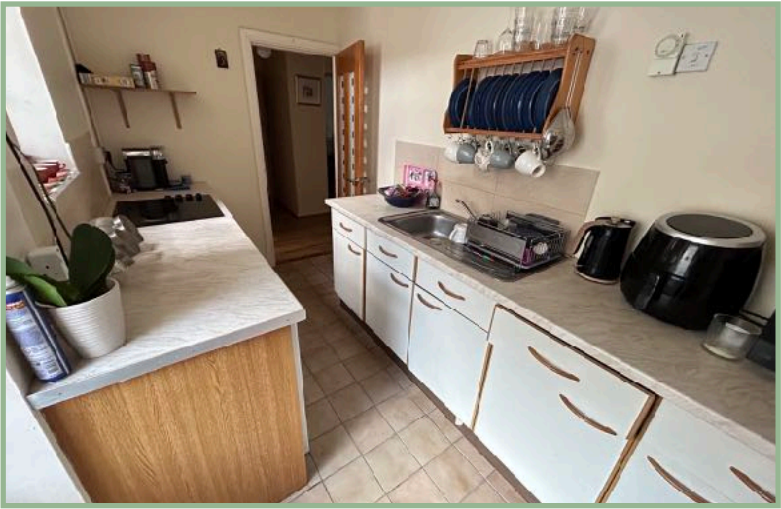
## Lounge

20' 7" max x 13' 5" 6.28m x 4.09m



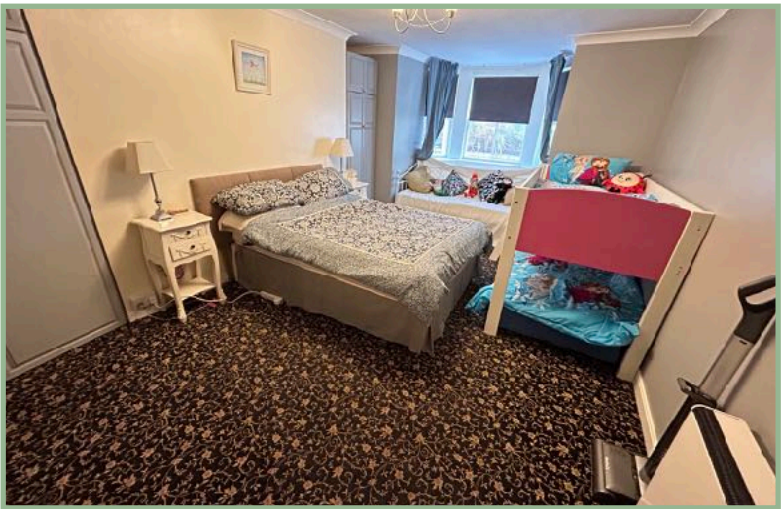
## Kitchen

11' 8" x 6' 1" 3.55m x 1.85m



## Bedroom One

20' 8" max x 13' including wardrobes 6.30m x 3.96m



## Bedroom Two

11' 1" x 9' 5" 3.38m x 2.87m



## Bathroom

14' 5" x 3' 8" 4.39m x 1.11m



Agent notes: The apartment is leasehold on a 2000 year lease from 1978. No holiday lets permitted, 6 monthly bill got buildings insurance/ maintenance varies depending on works. Cheapest to date was £450. Last one end £700.

## Location

Grosvenor Court is located close to the town centre, not far from the Promenade, 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, 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, turn right onto Vaughan Street where Grosvenor Court can be found on the right.

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

## 2 Bedroom Basement Apartment

2 Grosvenor Court  
Vaughan Street  
Llandudno  
LL30 1AW

£153,000

Reference Number: FP7886  
31/10/23

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)

