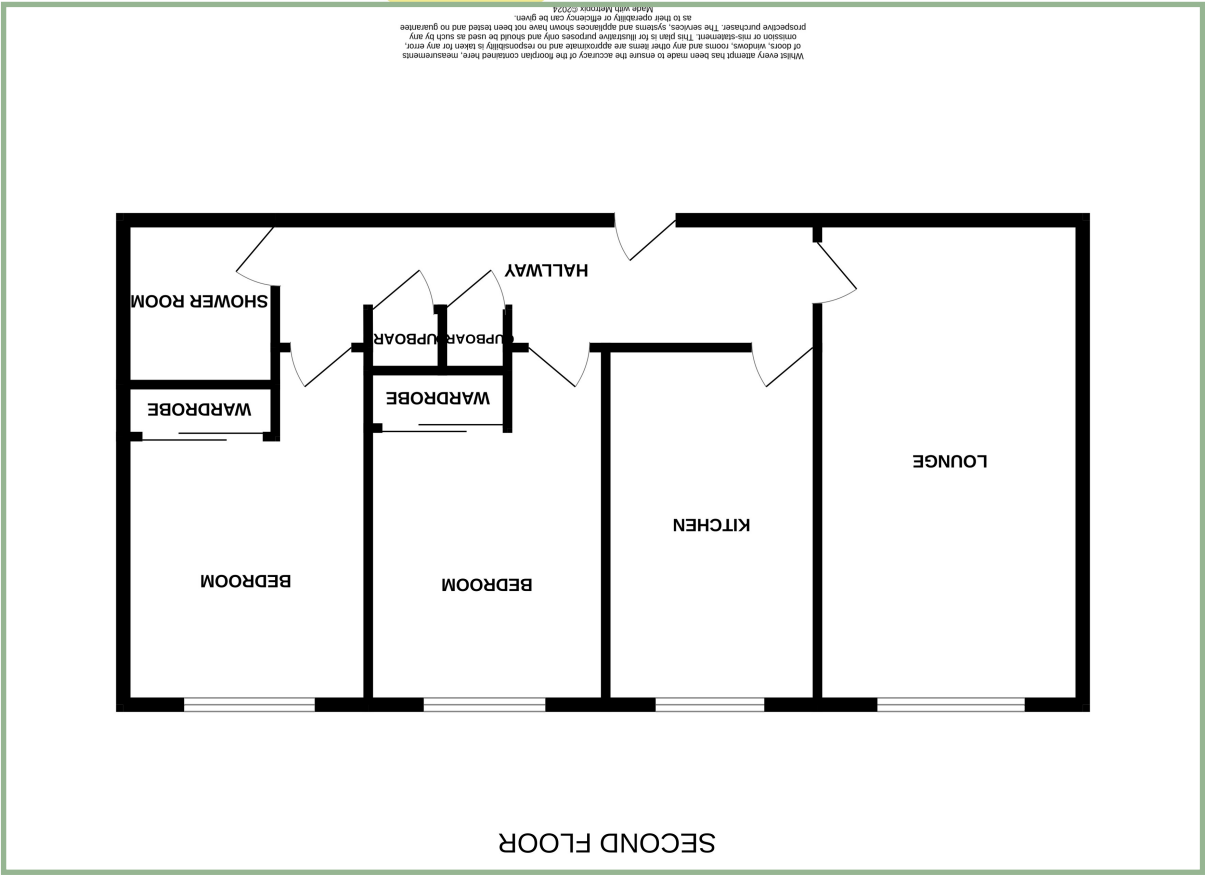
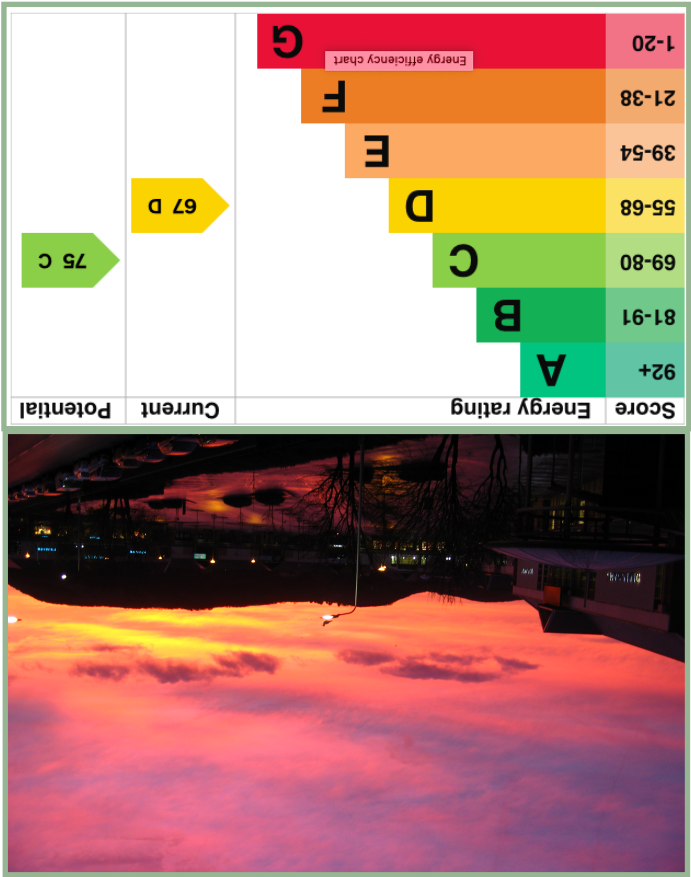


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or

www.fletcherpoole.com



# Two Bedroom Second Floor Apartment Situated In The Heart Of Llandudno

## Description

An immaculately presented two bedroom second floor apartment situated in the popular and convenient town of Llandudno. Marlborough Place is located on the flat level for easy access to the shops, transport links, promenade and beach. The current owner has renovated the apartment to create a light and spacious home. The accommodation comprises: secure communal entrance, stairs and lift to all floors. Apartment 4: hallway with two good size airing cupboards, large lounge, kitchen with space and plumbing for a washer/dryer, space for free standing fridge/freezer and space for an electric cooker. Two double bedrooms, both with inbuilt wardrobes and a modern three piece shower room . UPVC double glazing and electric heating. There is one allocated parking space located on the first floor accessed via an electric up and over door. There is also a communal store room for suitcases.

- ✓ TWO DOUBLE BEDROOMS, SECOND FLOOR APARTMENT
- ✓ LOCATED ON THE FLAT LEVEL FOR EASY ACCESS TO THE SHOPS, TRANSPORT LINKS, PROMENADE AND BEACH
- ✓ SECURE ENTRANCE INTERCOM
- ✓ THE CURRENT OWNER HAS RENOVATED THE APARTMENT
- ✓ LIFT & STAIRS TO ALL FLOORS
- ✓ ONE SECURE PARKING SPACE
- ✓ LEASEHOLD

## Hallway

22' 2" x 4' 5" 6.76m x 1.34m

## Lounge

19' 10" x 10' 9" 6.05m x 3.27m



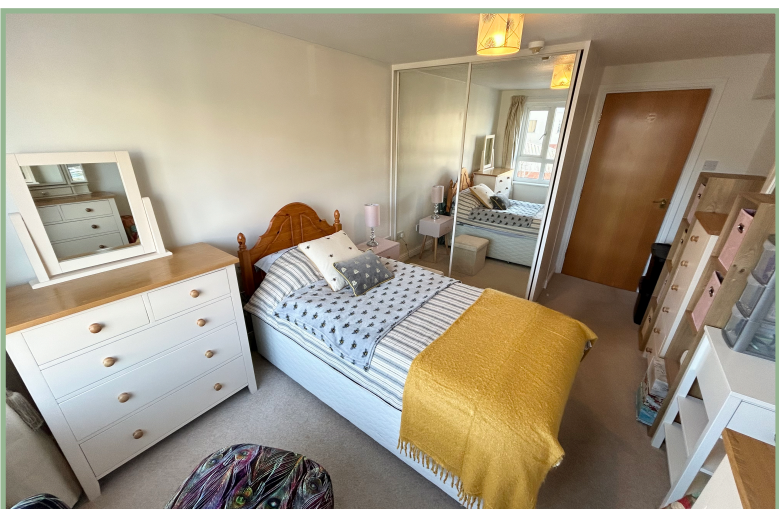
## Kitchen

14' 4" x 8' 8" 4.37m x 2.64m



## Bedroom One

14' 5" max x 9' 9" 4.39m x 2.97m



## Bedroom Two

14' 6" x 9' 7" 4.42m x 2.92m



## Shower Room

6' 10" x 6' 2" 2.08m x 1.87m



Agent Notes: Property is leasehold. 150 year lease from 1st September 1993. Service charge of £720 to be paid twice yearly and ground rent of £50 to be paid per annum to Mostyn Estates

## Location

Vaughan Street is 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 one way system out of Conwy via the bridge. At the roundabout take the first exit onto Glan y Mor Road. Take a right turn up Pentywyn Road and proceed along, going straight across at the mini roundabout, continue until you reach the large roundabout. Take the second exit continuing on Conwy Road, straight on at the next roundabout and through the traffic lights staying in the left hand lane and the property can be found on the left.

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

Energy Efficiency Rating: D

## 2 Bedroom Second Floor Apartment

Apartment 4,  
Marlborough Place  
Vaughan Street  
Llandudno  
LL30 1AE

£170,000

Reference Number: FP79129  
23/1/2024

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)

