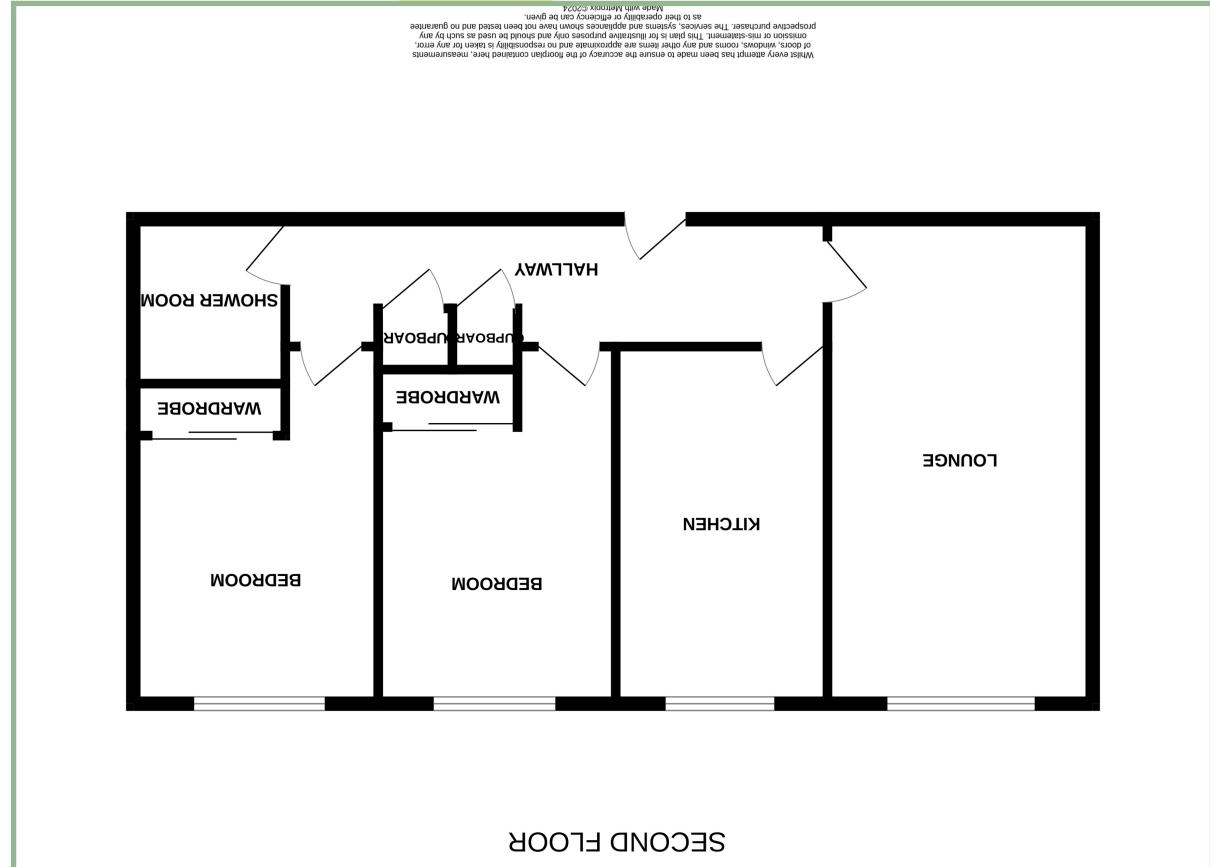
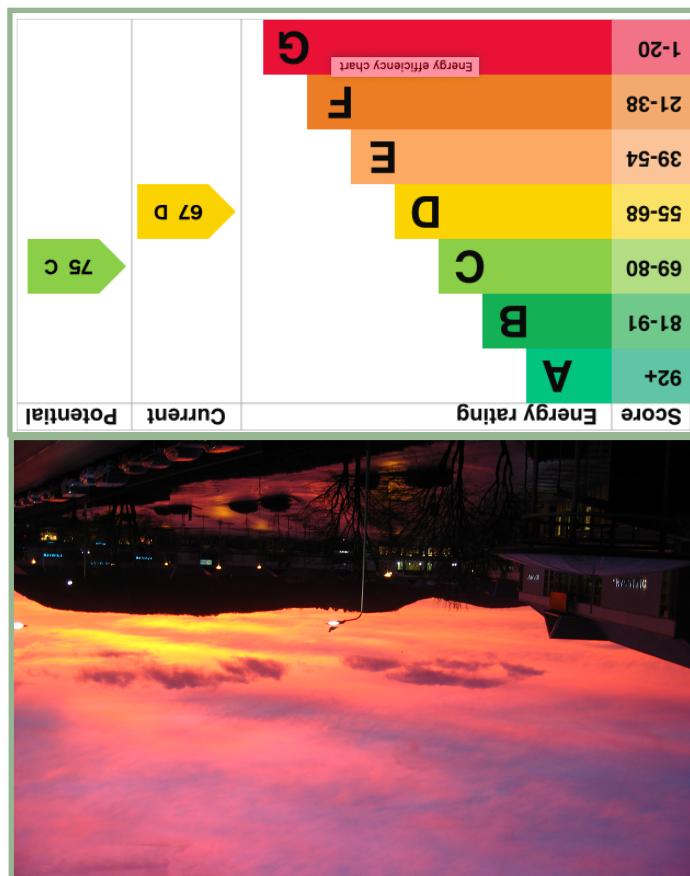


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details accurate and
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Fletcher Pool



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



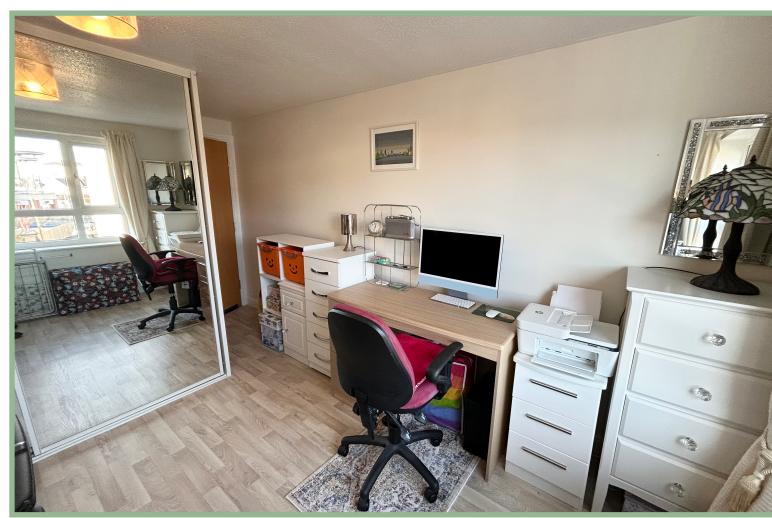
Bedroom One

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)

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
web: www.fletcherpoole.com

