



SPACIOUS AND WELL APPOINTED TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT IN MOST SOUGHT AFTER LOCATION OFFERED FOR SALE WITH NO CHAIN

Description

This well-appointed, spacious two double bedroom ground floor apartment is situated in a highly desirable, most popular, and convenient residential location just a minutes' walk to the village centre and the beach. With far reaching and stunning views over the Estuary, mountains, marina and Llandudno's Great Orme from the rear and views to the Vardre from the front.

The accommodation in brief comprises, well maintained communal hallways, to include lifts to all floors, front and rear entrances. Private apartment entrance hall with intercom, deep storage cupboard, and carpeted floor. The living room has a large sliding glazed doors to the balcony area, ideal for early morning coffee or early afternoon wine! Carpet floor, radiator, and space for dining. The kitchen has a window to the side aspect, white wall, and base level units, with island, complimentary work tops, integrated sink, drainer, and mixer tap, four ring electric hob with extractor over, space and plumbing for all other kitchen appliances, tiling to splash back areas, vinyl tiled floor. Bedroom one is a spacious double room with carpet floor, radiator, fitted bedroom furniture providing plenty of storage, and a window to the front with views of the Vardre. Bedroom two is a second double room with window to the front with views of the Vardre, radiator and carpet floor. The main bathroom is fitted with a three-piece suite comprising corner panel bath with shower and folding screen, pedestal wash hand basin and low-level WC, tiling to all splash back areas, vinyl tiled floor, window to the side aspect, and heated towel rail. The en-suite to bedroom one is fitted with a three-piece suite comprising corner shower cubicle, pedestal wash hand basin, and low-level WC, window to side aspect, tiling to splash back areas, and towel rail.

The apartment is heated via gas fired Worcester boiler which also provides the hot water, the building is fully double glazed, car parking for residents to the rear of the building where the garage is located, with up and over door, power and lighting plus access to an upper floor storage area. Built in 1999 Belgravia Court retains a very high standard, exclusively with only 11 apartments, the residents manage the building themselves to ensure standards are kept.

- ✓ STUNNING FAR REACHING VIEWS
- ✓ IMMACULATELY PRESENTED PURPOSE BUILT DEVELOPMENT
- ✓ CENTRAL VILLAGE LOCATION JUST A MINUTE'S WALK TO THE BEACH
- ✓ BALCONY, GARAGE & PARKING
- ✓ SPACIOUS INTERIORS WITH TWO DOUBLE BEDROOMS
- ✓ NO CHAIN
- ✓ LEASEHOLD

Hall

18' Max x 7' 1" 5.49m Max x 2.16m

Lounge / Diner

21' 10" Max (16' 11") x 16' 9" 6.66m Max (5.15m) x 5.10m



Kitchen

12' 7" x 9' 6" 3.83m x 2.89m



Bedroom One

18' 2" Max x 11' 8" 5.54m Max x 3.55m

Bedroom One - Ensuite

7' 1" x 6' 4" 2.16m x 1.93m

Bedroom Two

15' 8" x 11' 1" 4.77m x 3.38m

Bathroom

6' 9" x 7' 2.06m x 2.13m



Location

Deganwy is a popular seaside town with a variety of local shops and schools and is on a bus route and main railway line. It is located midway between Llandudno and Colwyn Bay and is within easy access of the A55 dual carriageway.

Directions

From our Conwy office proceed back around the one way system and over the Bridge in the direction of Deganwy. Bear left at the roundabout towards Llandudno. At the traffic lights continue on into the village, pass the shops, Belgravia Court can be found on the left.

Agent's Notes:The apartment is leasehold on a 999 year lease from 1999. Ground rent is £50 per annum, and there is an annual maintenance charge of £2300, which includes buildings insurance and maintenance of the communal areas internally and externally. No holiday lets or pets are allowed in the building.

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

Energy Efficiency Rating: C



2 Bedroom Ground Floor Apartment

1 BELGRAVIA COURT
DEGANWY ROAD
DEGANWY
LL31 9DD

£279,950

REDUCED FROM £299,950

Reference Number: FP8107
5/8/2024

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:

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web: www.fletcherpoole.com

