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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.

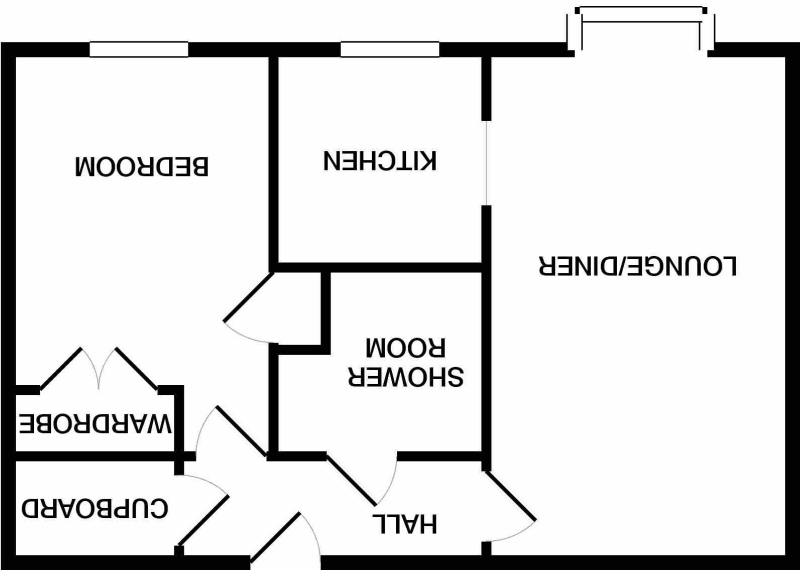
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   C	82   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		





# One Bedroom Top Floor Retirement Apartment

## Description

A very well maintained one bedroom purpose built retirement apartment for the over 60's (can be purchased by someone younger), situated close to the centre of town, the beach and the promenade.

The apartment is situated on the top floor and can be accessed via a lift or stairs. This apartment enjoys views over the Gt. Orme from the lounge, kitchen and bedroom windows.

Manor Park offers residents secure, yet independent living with a residents lounge, laundry facilities, a House Manager for emergencies, 24 hour security system and landscaped gardens and visitor parking.

Apartment 75 comprises: Hallway with good size walk in cupboard, lounge/diner with feature electric fire, kitchen with electric oven and hob and fridge/freezer, double bedroom with built in mirrored wardrobes and shower room. Economy 7 electric storage heaters and electric water heater.

- ✓ RETIREMENT APARTMENT FOR THE OVER 60'S
- ✓ ENJOYS VIEWS OF THE GT. ORME
- ✓ SITUATED ON THE LEVEL ALLOWING FOR EASY ACCESS TO THE SHOPS, BEACH & PROMENADE
- ✓ HOUSE MANAGER & COMMUNAL LOUNGE

## Lounge/Diner

16' 9" x 10' 5.10m x 3.05m



## Kitchen

7' 1" x 6' 11" 2.16m x 2.11m



## Bedroom

11' x 8' 8" 3.35m x 2.64m



## Shower Room

6' 9" x 5' 7" 2.06m x 1.70m



## Cupboard

5' 7" x 3' 5" 1.70m x 1.04m

Agent's Notes: Apartment is leasehold on a 120 year lease from 1st September 1986, with a ground rent of £382.76 per annum and a maintenance fee of £2,500 (approximately) per annum; to include buildings insurance, use of laundry facilities, communal cleaning, water rates and window cleaner.

## Location

Gloddaeth Avenue 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 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 first exit, at the next mini roundabout take the third exit onto Gloddaeth Avenue where you will have to turn at the next available right hand turn and Manor Park can be found on your left.

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

Energy Efficiency Rating: C

## 1 Bedroom Top Floor Apartment

APARTMENT 75  
MANOR PARK  
GLODDAETH AVENUE  
LLANDUDNO  
CONWY  
LL30 2UN

OFFERS OVER  
**£80,000**  
REDUCED FROM £82,500

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)

