



McCarthy & Stone
RESALES



29 Cwrt Gloddaeth, Gloddaeth Street, Llandudno, LL30 2DP
Asking price £175,000 Leasehold

For further details
please call 0345 556 4104

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STUNNING ONE BEDROOM SECOND FLOOR McCARTHY & STONE RETIREMENT LIVING APARTMENT WITH JULIETTE BALCONY AND FAR REACHING VIEWS

Entrance Hall

Solid wood front door with spy hole and letter box. Wall mounted emergency speech module. Ceiling light fitting. Power sockets. Door to walk in storage cupboard. All other doors leading to the living room, two bedrooms, and shower room.

Living Room

The room is complimented by bespoke fitted storage cupboards and a modern feature fire place with electric fire. Double glazed patio doors open inwards to a Juliette balcony. From the balcony you have far reaching views in either direction. There are two ceiling light fittings and additional wall lights. TV point with Sky+ connectivity (subscription fees may apply). Telephone point. Part glazed wooden door leading into the kitchen.

Kitchen

Modern fitted kitchen in a very good condition with a range of wall and base units. Granite style work surfaces with matching splash back. Integrated fridge and freezer. Built in electric oven and space above for a microwave. Four ringed ceramic hob with stylish maroon splash back and chrome extractor hood with spot lights above. A double glazed window is positioned above the stainless steel sink unit and fitted with a roller blind. Power sockets. Under unit lighting to wall cupboards. Tiled floor.

Bedroom

A stunning double bedroom neutrally decorated and featuring a floor to ceiling double glazed window. Two ceiling light fittings. TV and telephone points. Power sockets. Door to walk in wardrobe.

Shower Room

A fully tiled shower room with level access walk in shower. Fitted glass shower screen and grab rails. WC. Vanity unit

with inset wash hand basin. Fitted mirror and light. Wall mounted heated towel rail. Emergency pull-cord.

Cwrt Gloddaeth

Cwrt Gloddaeth is a stunning McCarthy & Stone Retirement Living development of 44 apartments specifically designed for those age 60 and above. It is set on Gloddaeth Street in Llandudno, one of the largest and most loved sea side resorts in Wales. With a contemporary design, the development is perfectly located for town centre shopping and public amenities together with being only a short distance from the sea front at the North and West shores and the Great Orme, an area designated as a Special Area of Conservation. Cwrt Gloddaeth has been designed and constructed for modern living. The apartments boast underfloor heating with Air Source Heat Pumps throughout, Sky/Sky+ connection points in living rooms, walk in wardrobes in main bedroom and Juliette balconies to selected apartments. The dedicated House Manager is on site 9am-3pm Monday-Friday to take care of the running of the development. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners' lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The homeowners lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Heating System

Apartment heating costs are covered by the service charge.

Parking Permit Scheme (subject to availability)

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Service Charge (breakdown)

- Cleaning of communal windows
- Apartment heating is included in the service charge
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Lease Information

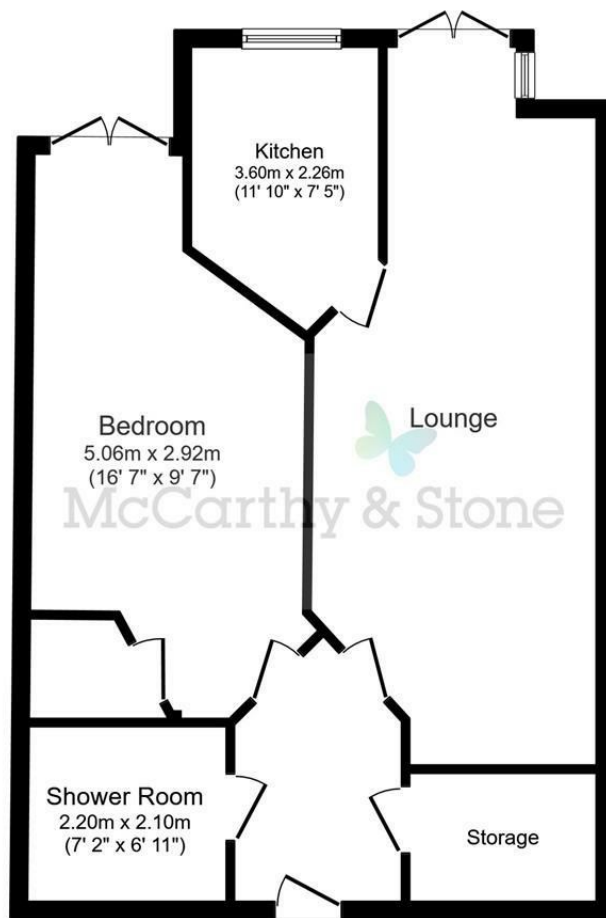
125 years from the 1st June 2013

Ground Rent

Annual fee - £425







Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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