

Anthony Flint

property consultants



7 Sapphire House, Mostyn
Broadway, Llandudno, Conwy,
LL30 1YN

Asking Price Of
£166,250

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Situated within yards of the famous Victorian Promenade in the seaside town of Llandudno, this two bedroomed first floor apartment is ideally located for all the amenities of Llandudno town and nearby village of Craig y Don. Apartment 7 enjoys rooftop views towards Nant y Gamar and benefits from a glazed balcony from the lounge area overlooking the surrounding area. In brief, the apartment affords communal entrance with lift/stairway to all floors, private entrance hall, open plan lounge/dining and kitchen area, master bedroom with ensuite shower room, bedroom two and bathroom. To the outside there is an allocated parking space, ample visitor parking and communal gardens.

COMMUNAL ENTRANCE staircase or lift to first floor landing. **ACCESS TO APARTMENT 7.** **RECEPTION HALL** 11'6" x 2'10" electric panelled heater, store cupboard with electric fuse board, airing cupboard with Mega Flow Heat Ray Saviour hot water cylinder.

OPEN PLAN LIVING ROOM 23'4" x 11'7" max overall - **KITCHEN AREA** 8'6" x 9'3" a range of base and wall cupboards with cherry wood style door and drawer fronts, long brushed steel bar handles, stainless steel sink unit with 1.5 bowl and mixer tap, silver work surfaces, fitted appliances of Beko ceramic electric hob with stainless steel splash back, electric oven and Zanussi air purification hood over, integrated Electrolux washing machine, space for dish washer, space for fridge freezer, tiled splash backs, tiled flooring, inset spot lights. **LOUNGE AREA** 14'3" x 11'7" window to front elevation with central French style door opening onto large decked balcony terrace with panoramic views over the surrounding area, storage heater, television, satellite and telephone points, wall mounted video intercom telephone.

SOUTH FACING BALCONY 11'3" x 7'7" max 4' min, quadrant shaped balcony with glass balustrade, external light, decked flooring.

BEDROOM ONE 13'5" max x 15'1" max double aspect window to front with extensive panoramic views over surrounding area, storage heater, television and telephone points.

EN SUITE SHOWER ROOM 6'04" x 5'8" white three piece suite comprising fully tiled double shower cubicle with mains fed shower, pedestal wash hand basin with mixer tap and tiled splash back, close coupled w.c., chrome ladder heated towel rail, extractor fan, down lighters.

BEDROOM TWO 15'7" max x 8'8" uPVC window, storage heater.

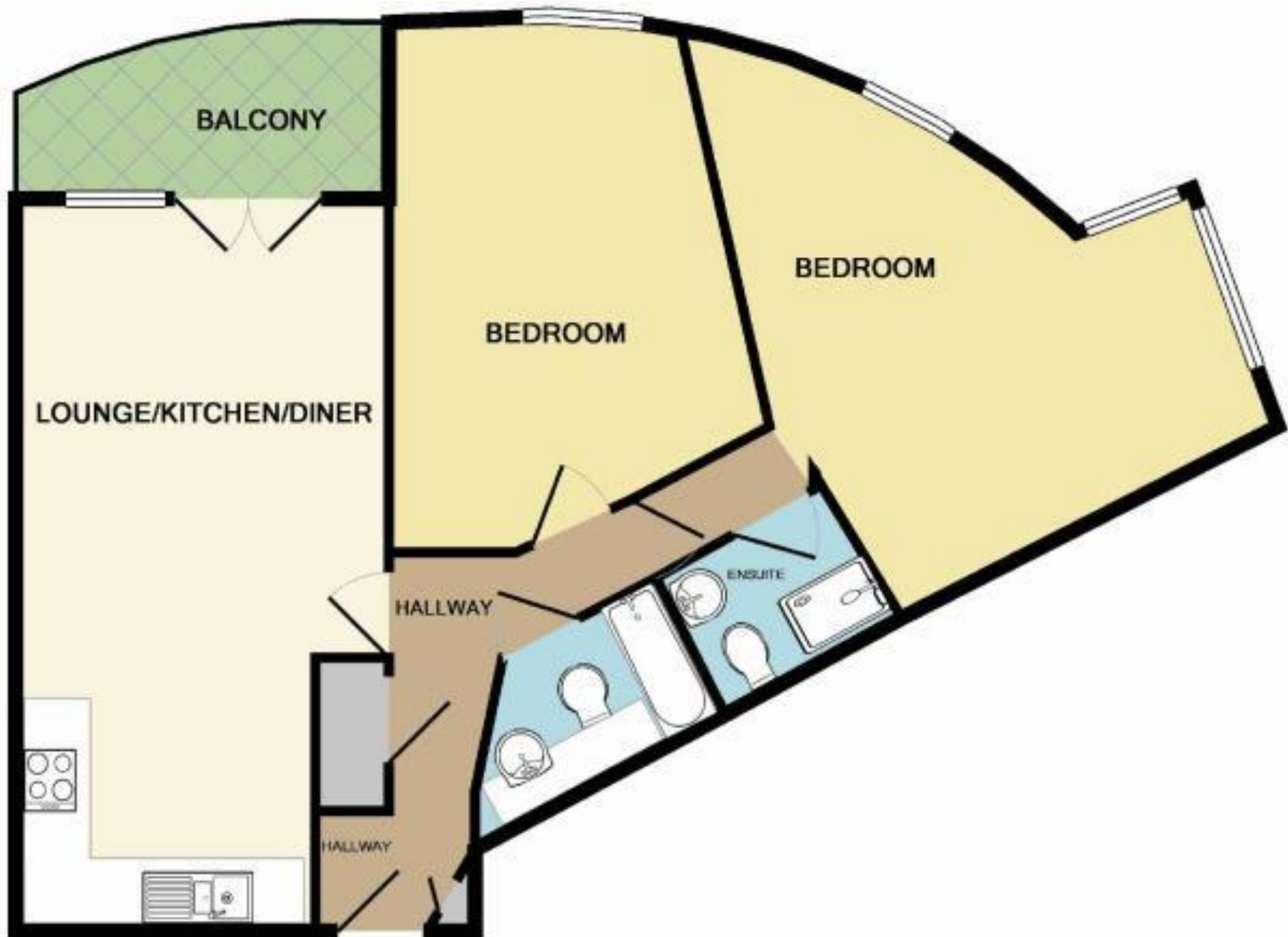
BATHROOM 7'9" max x 5'8" max white three piece suite comprising panelled bath, w.c. with integrated system, built in vanity unit, part tiled surround, chrome ladder style heated towel rail, extractor fan, shaver point, down lighters.

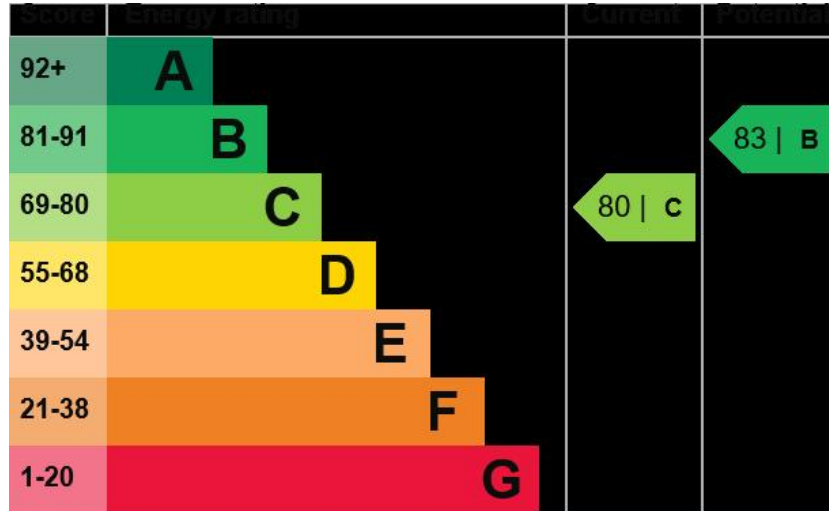
EXTERNALLY gated communal parking area with designated parking space and visitors parking, communal gardens. We are informed by the Vendor that the Apartment is Leasehold for a term of 150 years from 1st January 2003. The Ground Rent is £145.00 and Maintenance Charges for 2021 are £1644.72 pa. We are informed that pets are allowed but only a dog, cat or caged bird.

LEASEHOLD - EPC - C - COUNCIL TAX D

RB 15/03/3021.







Tenure and Council Tax: Tenure - We are informed by the vendors that the property is Leasehold. We are informed by the vendors that the Council Tax Band is Band Conwy County Borough Council.

Viewing: Strictly by appointment through our Anthony Flint Office.

Services: Please note that none of the services, fittings, fixtures or appliances, heating/plumbing installations or electrical systems have been tested by the Estate Agent and no warranty is given to verify their working ability.

Proof of Identity and Funds: In order to comply with anti-money laundering regulations. Anthony Flint Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address. **PROOF OF FUNDS:** a copy of a mortgage offer or bank statement providing evidence of funding is required before we can advise Solicitors of a purchase.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.