

Anthony Flint

property consultants



**4 Trinity Court
Llandudno
LL30 2LX**

**Asking Price Of
£105,000**







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A purpose built ground floor apartment located in the popular seaside resort of Llandudno within easy access to the Promenade and Pier, schools, shops and other amenities. With views overlooking the green at the rear, the apartment affords communal hall, private entrance hall, dining kitchen, lounge, two bedrooms and shower room. The apartment affords gas central heating and double glazing. To the outside there is a small lawned garden area to the front.

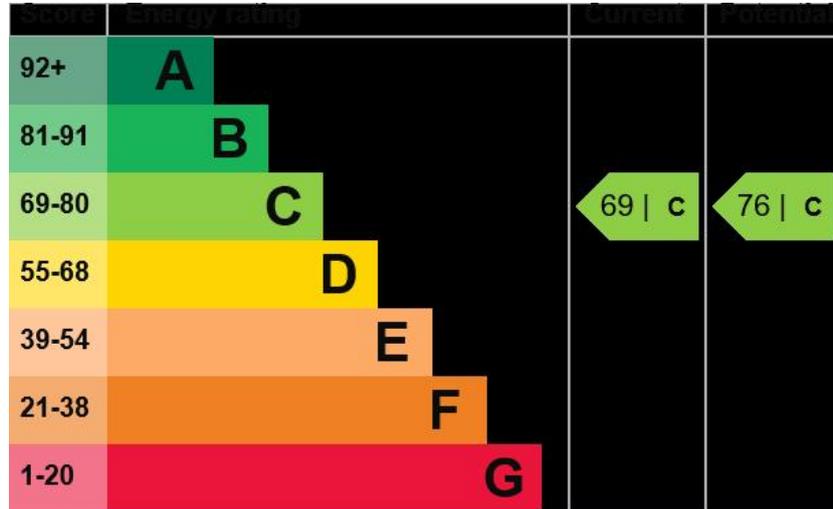
COMMUNAL ENTRANCE composite front door with decorative semi circular leaded stained panel to PRIVATE ENTRANCE HALL fuse box, radiator, glazed panelled door to under stairs storage area with shelving. KITCHEN 11'1" x 8'04" uPVC double glazed window to rear elevation, fitted with a range of wall, base and drawers units with roll top work surfaces over, stainless steel sink unit with mixer tap, built in oven, four ring electric hob with extractor over, space for washing machine, dishwasher and fridge/freezer, part tiled splash backs. From Hall glazed panelled door to LOUNGE 13'03" x 11'02" max uPVC double glazed window to front elevation, coved ceiling, dado rail, two wall light points, radiator, decorative fire surround with tiled back and hearth. Access to INNER HALL. BEDROOM ONE 13'03" x 9'06" max uPVC double glazed window to front elevation, radiator. BEDROOM TWO 11'11" max x 11' max uPVC double glazed window to rear elevation overlooking the green, radiator. Glazed panelled door to SHOWER ROOM 11'10" x 5'1" max, double glazed frosted window to rear elevation, walk in shower with duel head, mains fed shower, part tiled walls, low flush w.c., pedestal wash hand basin with mixer tap, radiator, built in cupboard with folding louvre doors housing Worcester central heating boiler. EXTERNALLY Front - garden area. We are informed by the Vendor that the property is Leasehold for a term of 999 years from 1965. Ground Rent is £10 per annum, Maintenance Charges are £461 per annum to include buildings insurance, gardening and external maintenance. RB 06/04/2021.



Ground Floor

Approx. 60.8 sq. metres (654.9 sq. feet)





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 B 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.

General: If you need any advice relating to mortgages, surveys or solicitors then please ask a member of staff who will be happy to recommend a professional local company.

Anthony Flint

125 Mostyn Street
Llandudno
LL30 2PE

www.anthonyflint.co.uk
llandudno@anthonyflint.co.uk
01492 877418

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