

Anthony Flint

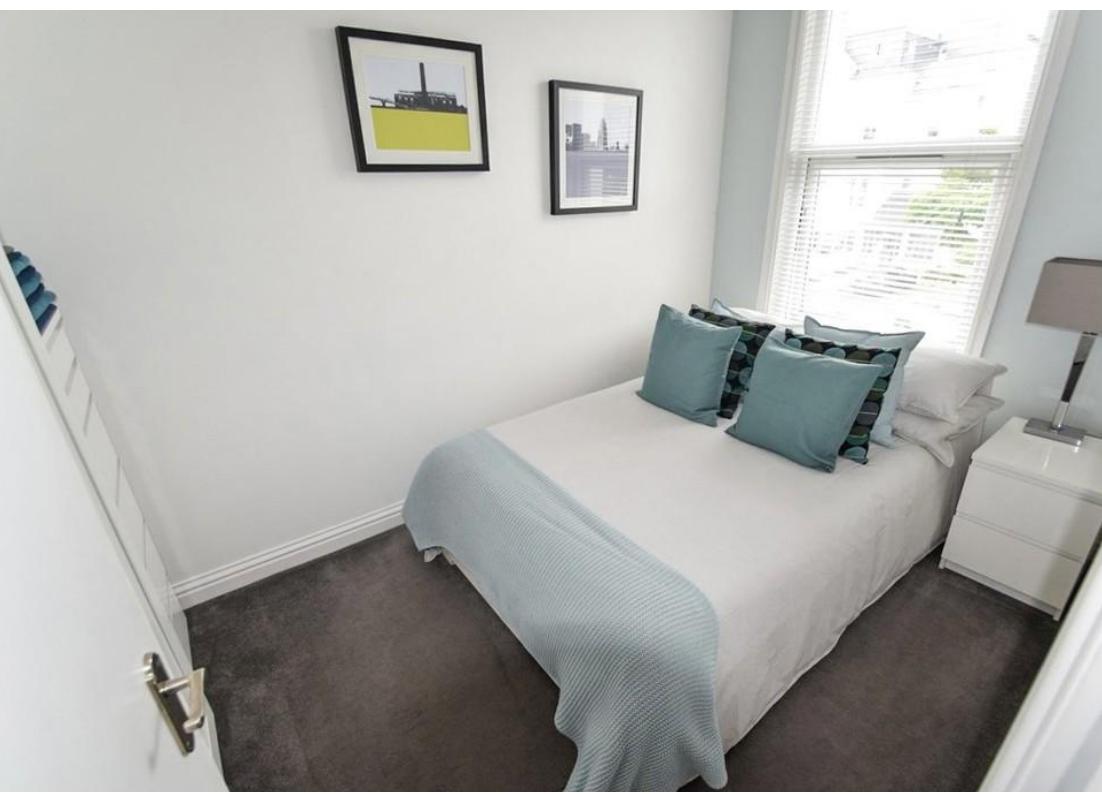
property consultants



**Willow Court Holiday Apartments,
27 Deganwy Avenue, Llandudno,
Conwy, LL30 2YB**

**Offers In Excess Of
£650,000 FREEHOLD**







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WILLOW COURT HOLIDAY APARTMENTS

Willow Court offers an excellent opportunity to acquire a highly successful Holiday Letting Business situated right in the heart of this thriving Coastal Resort, known as The Welsh Riviera. The property has been completely modernised throughout with six very well-appointed apartments all with separate gas and electric supplies. All the apartments are very well appointed, with uPVC double glazing and gas fired central heating, all with individual gas fired combination boilers, the property offers two 2-bedroom apartments and four 1-bedroom apartments, in addition there are four off road parking spaces and a rear courtyard garden.

The current operator has run four of the apartments as holiday lets, has a residential tenant in a 1 bedroom top floor apartment and had a Manager/Cleaner living on site in a middle floor 1 bedroom apartment, this is due to change and become one of the holiday letting units. We are informed by the seller that the current business model prior to Covid-19 Lockdown was showing an annual income of between £60,000 to £70,000

Willow Court is situated right in the centre of this highly popular seaside town only a few hundred yards from the bustling shopping centre and mid way between the beautiful sweeping promenade, complete with Victorian Pier and the West Shore beach which offers all manner of water sports.

Ground Floor with wheelchair access, leads into a Reception Hall with built in metre cupboards for all the apartments and gives access to a very useful lockable Store Room which currently for housing all the needs of the business.

GARDEN APARTMENT offers a good sized Living Room which has access into the Courtyard Garden, a Fitted Kitchen runs off, a large Double Bedroom and smart 3 piece Shower Room an internal staircase leads up another Double Bedroom.

First Floor Reception Hall

APARTMENT TWO situated at the back of the property overlooking the Courtyard with a smart Living Room, separate Fitted Kitchen, small Dining Area, Double Bedroom and a Shower Room.

Second Floor

APARTMENT THREE situated at the rear of the property, this has been occupied by the Manager/Cleaner, but is due to be refurbished and brought into the available holiday letting portfolio. Offers a Living Room, Fitted Kitchen, Double Bedroom and Shower Room.

APARTMENT FOUR front facing with views over the area with a lovely Living Room with deep bay window and Dining area, separate Fitted Kitchen, Double Bedroom and Shower Room.

Third Floor

APARTMENT 56 this has merged two smaller apartments into a stunning one which occupies the whole floor, there is a very contemporary open plan Living / Dining / Kitchen area, two Double Bedrooms and a Shower Room.

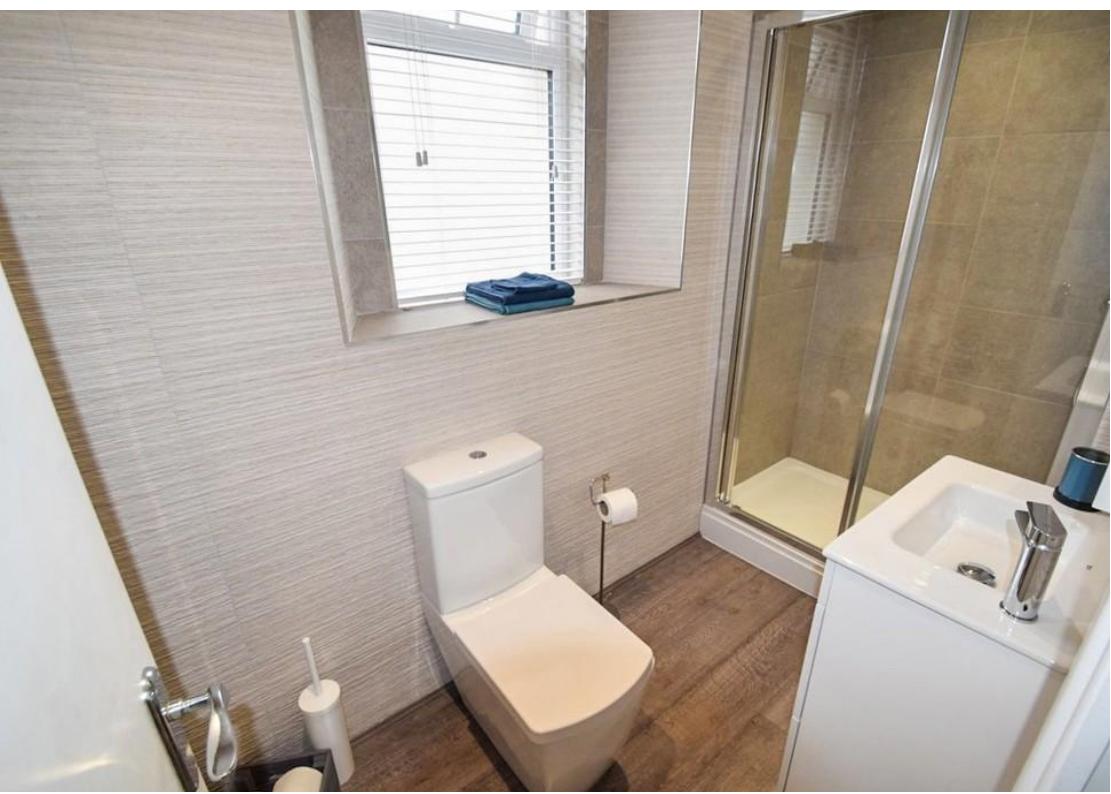
Top Floor

APARTMENT 7 This currently let out on a residential tenancy and provides a Living Room, Fitted Kitchen, Double Bedroom and a Shower Room.

EXTERNALLY A block paved forecourt allows for a minimum of four cars, to the Rear is a delightful Courtyard Garden with terraces.

WE ARE INFORMED BY THE SELLER THAT THE PROPERTY IS FREEHOLD

AHF August 2021



Ground Floor
Approx. 63.0 sq. metres (678.6 sq. feet)



FLAT 1, 27 DEGANWY AVENUE

First Floor
Approx. 24.5 sq. metres (263.5 sq. feet)



Anthony Flat

First Floor
Approx. 50.6 sq. metres (544.9 sq. feet)



FLAT 2, 27 DEGANWY AVENUE

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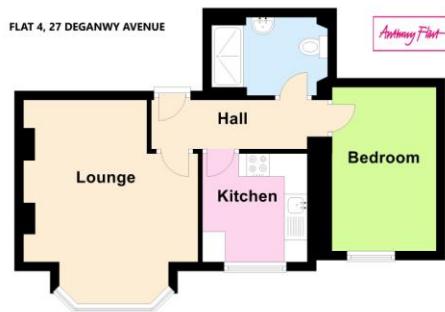
Second Floor
Approx. 44.5 sq. metres (479.0 sq. feet)



FLAT 3, 27 DEGANWY AVENUE

Anthony Flat

Second Floor
Approx. 38.1 sq. metres (410.1 sq. feet)



FLAT 4, 27 DEGANWY AVENUE

Anthony Flat

Top Floor
Approx. 36.4 sq. metres (391.3 sq. feet)



FLAT 7, 27 DEGANWY AVENUE

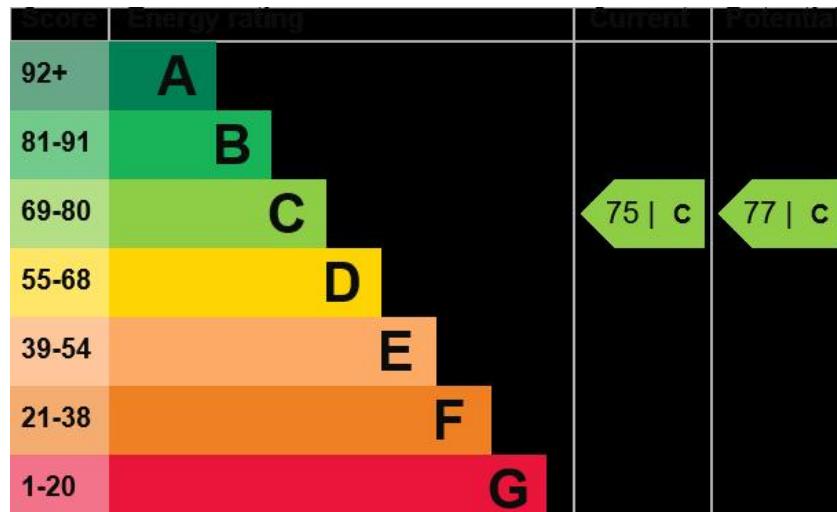
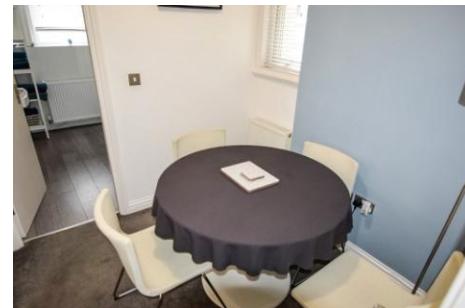
Anthony Flat

**FLAT 56
27 DEGANWY AVENUE**

Anthony Flat

Third Floor
Approx. 55.3 sq. metres (594.9 sq. feet)





Tenure and Council Tax: Tenure - We are informed by the vendors that the property is Freehold. We are informed by the vendors that the Council Tax Band is Band A. 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.

Anthony Flint

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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 and 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.