

Anthony Flint

property consultants



No 19, Ormeside Grange,
Gloddaeth Street, Llandudno,
LL30 2DF

Asking Price Of
£175,000

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A well presented two bedroom apartment for the over 55's, situated in the centre of town with level walking access to the shops, promenade and other amenities of the popular Victorian seaside resort of Llandudno. Ormeside Grange offers superb facilities to include on site house manager, residents lounge, laundry, guest facilities, lift to all floors (replaced approx. two years ago), communal garden and conservatory and regular organised social activities. In brief, the apartment affords hallway, lounge/dining room, fitted kitchen, principal bedroom with fitted furniture and en-suite shower room, second bedroom and bathroom. There is a covered parking space, nearest to back door and security cameras in the parking areas.

MAIN ENTRANCE INTO VESTIBULE with security entry system.
COMMUNAL RECEPTION HALL. RESIDENTS LOUNGE with seating for residents and guests, kitchen for residents to prepare drinks.
COMMUNAL LAUNDRY at no extra charge. MANAGERS OFFICE.
GUEST SUITE. LIFT TO ALL FLOORS. FIRST FLOOR with private entrance into Apartment 19.

Timber entrance door into HALLWAY coved ceiling, built in storage cupboard with sliding mirrored doors housing fuse board, electric meters, hanging rail and shelving, call alarm point, video entrance system.
LOUNGE / DINING ROOM - 18'09" max into bay x 12'03" max, six uPVC double glazed windows with views towards West Shore and towards the Great Orme and surrounding area, coved ceiling, two storage heaters, television point, three wall light points. KITCHEN - 7'01" x 6'11", uPVC double glazed window with views towards the Great Orme and

surrounding area, fitted units in white with chrome bar handles, work surfaces over, stainless steel sink unit with mixer tap, space for slim line freezer, built in fridge, built in Neff oven and Neff microwave, Neff hob and extractor fan over, coved ceiling, tiled splash backs. PRINCIPAL BEDROOM - 18'03" max into bay x 12'03", uPVC double glazed bay window with views over surrounding area and Great Orme, coved ceiling, two wall light points, storage heater, fitted with a range of bedroom furniture including two double wardrobes, dressing table area with fitted mirror and overhead storage, bedside cabinets, additional double wardrobe. EN SUITE SHOWER ROOM - 6'07" x 5'04", fully tiled walls with shower cubicle with Mira shower fitment, concealed cistern w.c. within vanity unit with wash hand basin with mixer tap, recessed shelving, extractor fan, wall mounted heater, additional heated towel rail. BEDROOM 2 - 13'10 x 9'02", uPVC double glazed window, coved ceiling, two wall light points, television aerial point, storage heater, built in furniture comprising one double and one single wardrobe with bedside cabinet and overhead storage. BATHROOM - 6'10" x 6'03", three piece suite in white comprising panelled bath with Mira shower over, concealed cistern w.c. within vanity unit with wash hand basin with mixer tap, recessed shelving, extractor fan, shaver point, wall mounted heater, chrome ladder style heated towel rail, uPVC panelled walls.

EXTERNALLY: Under cover parking space, nearest to back door.

TENURE We are informed by the Vendor that the property is Leasehold for a term of 125 years from 1990. The Ground Rent is approx. £245.00 per annum and the Maintenance Charges are approx. £245 per month. No Pets are allowed. When selling on, we are informed that a ¼% of the sale price is paid to the Management Company.

RB October 2021.



First Floor

Approx. 68.5 sq. metres (737.1 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 7 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 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.