

Anthony Flint

property consultants



**79 Manor Park, Gloddaeth
Avenue, Llandudno, LL30 2UN**

**Offers in the region
of £54,950**

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A purpose built second floor studio apartment for the over 60's, located within the popular Manor Park development with convenient access to the North and West Shore beaches, the Oval cricket ground and bowling club and regular bus service. Benefitting from many facilities including resident's lounge, laundry facilities, House Manager, lift to all floors, communal gardens and visitor parking. The studio apartment in brief affords entrance hall, lounge, kitchen, bedrooms and shower room.

COMMUNAL ENTRANCE HALL. SECOND FLOOR PRIVATE ENTRANCE TO NO. 79. ENTRANCE HALL 6' x 5'04" max coved ceiling, built in cupboard housing electricity meter and fuse board, access to KITCHEN 6'04" x 5'07" wall, base and drawer units, stainless steel sink, work tops, splash backs, coved ceiling, space for cooker, hatch through to lounge. LOUNGE AREA 10'11" x 9'03" uPVC double glazed window to rear with roof top views towards Little Orme and Conwy mountain, coved ceiling, two wall light points, storage heater, television aerial point, telephone point, warden alarm call button. Open access to BEDROOM AREA 9'11" x 8'08" Velux roof window overlooking rear, storage heater, two wall light points, warden call point, built in cupboard with shelving, built in wardrobe with folding mirrored door. BATHROOM 6'11" x 5'06" fully tiled, coved ceiling, walk in shower with Mira shower fitment, pedestal wash hand basin, low flush w.c., shaver light/point, Dimplex wall mounted heater, warden call point, extractor fan.

EXTERNALLY Communal gardens, visitor parking.

We are informed that the property is Leasehold and the Service Charges are £1,679.90 per annum and the Ground Rent is £382.76 per annum. Land Registry Title No. WA557607. LEASEHOLD – EPC – C – COUNCIL TAX B.

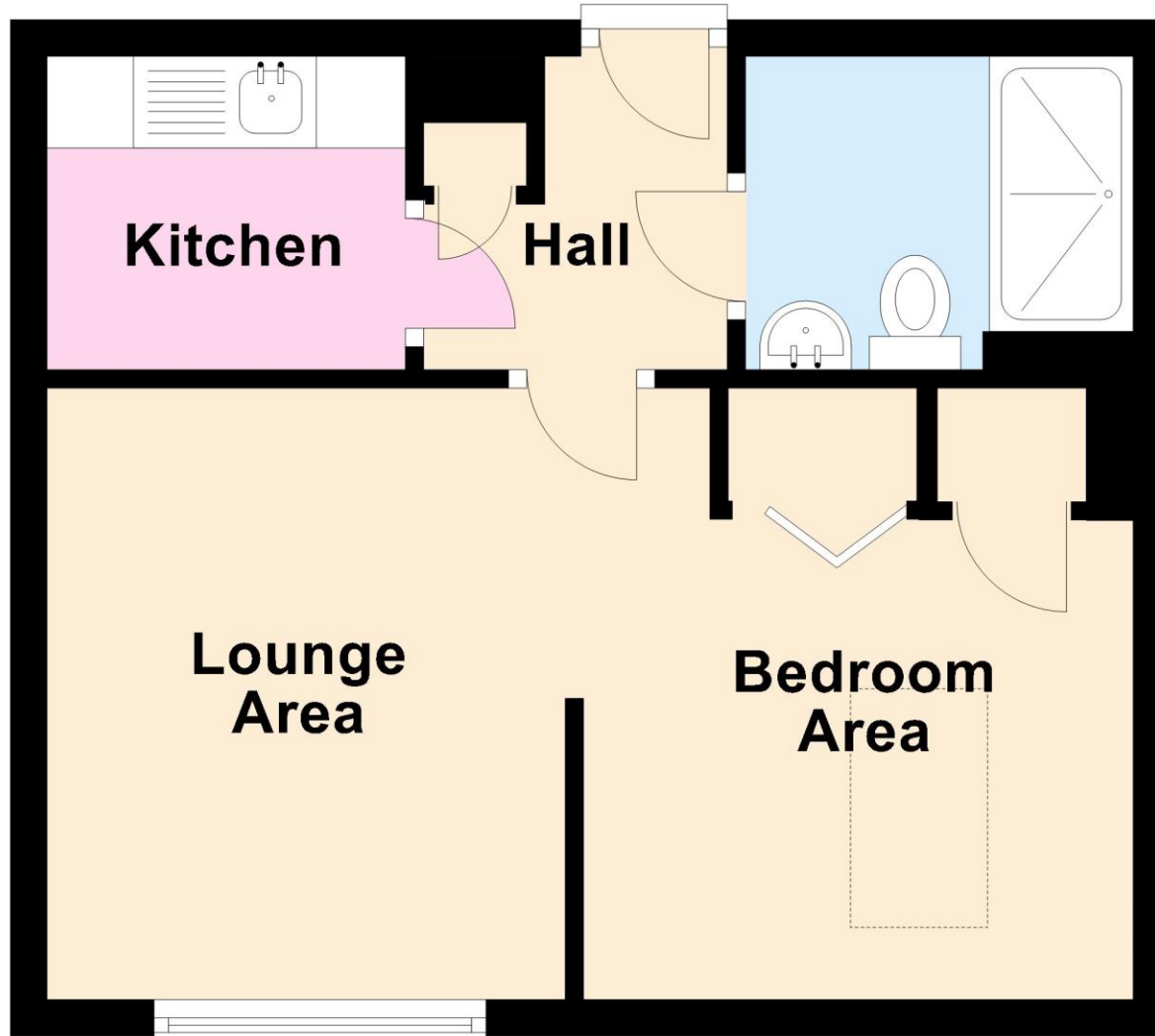
Revised - Price Change 13/7/22 AF, RB October 2021.

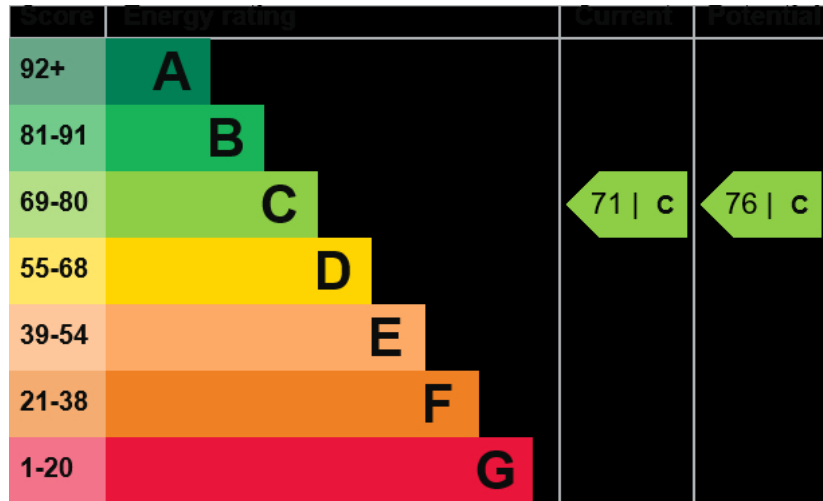
***PUBLIC OFFER NOTICE* - Offer Received 21 Day Notice - 79 Manor Park, Llandudno, LL30 2UN. We, Anthony Flint Property Consultants have received an offer of £32,000 (thirty two thousand pounds) on the above named property. If no further offers are received on the said property after 21 days from the 26th July 2022, then the offer of £32,000 (thirty two thousand pounds) will be accepted.**



Second Floor

Approx. 30.6 sq. metres (329.6 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.

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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.