

**Bryan Davies  
+ Associates**

SELLING HOMES 7 DAYS A WEEK

4 MOSTYN STREET  
LLANDUDNO  
LL30 2PS

(01492) 875125

47 PENRHYN AVENUE  
RHOS ON SEA, COLWYN BAY  
LL28 4PS

(01492) 544551

**AUCTIONEERS**  
●  
**ESTATE AGENTS**

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email: [rhos@bdahomesales.co.uk](mailto:rhos@bdahomesales.co.uk)

**Please contact Llandudno Office**



**£70,000**

**2 Tudor Court, Tudor Road, Llandudno, LL30 1BU**

THIS IS A CLEANLY PRESENTED GROUND FLOOR ONE BEDROOM RETIREMENT APARTMENT in this popular development (minimum age of 55 years for occupancy) with all the facilities for enjoyable living including resident's lounge and laundry amenities. Maintenance includes the tending of the landscaped gardens. Situated opposite the swimming pool and Parc Llandudno, 400 yards from the main shopping street and 200 yards to the promenade. House Manager for Emergencies. 24 hour security system.

[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)

## 2 Tudor Court, Tudor Road, Llandudno, LL30 1BU

The accommodation comprises:-

### RECEPTION VESITBULE

With intercom to all flats and House manager.

### RECEPTION HALL

With automatic lift to all flats, carpets, hall, stairs and landing together with heating and lighting.

### LAUNDRY FOR RESIDENTS

Equipped with washers, dryers and iron no extra charge.

### GUEST SUITE ACCOMMODATION

### GROUND FLOOR PERSONAL DOOR

Into:-

Personal door into APARTMENT 2

### HALL

Coving, wall mounted 'Piper' emergency call system, economy 7 heater, airing/cloaks cupboard with hot water tank, electric meter.

### LOUNGE/DINING ROOM

4.36m x 3.09m (14'4" x 10'2") 3 wall light points, coving, telephone, t.v and satellite t.v point, economy 7 heater, upvc double glazed window. Arch to:-



### KITCHEN

3.08m x 1.67m (10'1" x 5'6") Fitted base, wall and drawer units with round edge worktops, single drainer sink unit, space for cooker and fridge/freezer, wall tiling, coving.



### BEDROOM

3.43m x 2.97m (11'3" x 9'9") Plus wardrobes, economy 7 heater, upvc double glazed with secondary double glazing, emergency pull cord, built-in mirror fronted wardrobe with hanging rails and shelving, folding mirror doors, coving.



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### 3-PIECE BATHROOM

Coloured suite comprising panel bath with electric shower over, vanity wash hand basin, close coupled w.c, wall tiling, mirror and shaver light, wall mounted electric heater, extractor, emergency pull cord.



### Outside

### COMMUNAL GARDENS

### MAINTENANCE CHARGES

The annual charge from 1st March, 2015 is £2,238.08 (payable half yearly) including a Ground Rent of £424.58 per annum which includes building insurance, general maintenance of the building, use of laundry facilities, cleaning of all common parts, use of Residents Lounge, tending of gardens, Resident House Manager, water rates (complex is on a water meter) and window cleaning.

### Tenure

LEASEHOLD over a 120 year term from 24th June, 1993.

### COUNCIL TAX BAND

Is B obtained via [www.conwy.gov.uk](http://www.conwy.gov.uk)

### DIRECTIONS:

From our Llandudno Office proceed east along Mostyn Broadway, the coach park is on your left hand side, Tudor Court is immediately after the coach park, entrance to car park from Tudor Road.  
06/05/15 REV 14/05/15

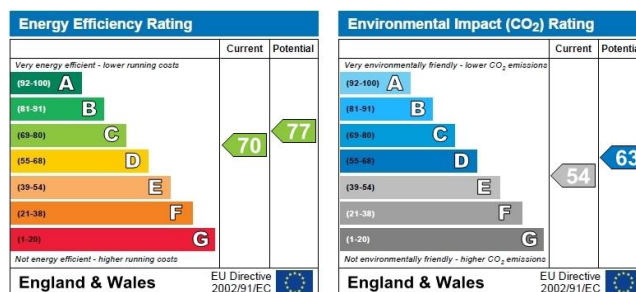
### LLANDUDNO OFFICE OPENING HOURS

Monday to Friday: 8.30 a.m to 5.30 p.m.

Saturday: 8.30 a.m to 4.00 p.m.

Sunday: 1.00 p.m. To 3.00 p.m.

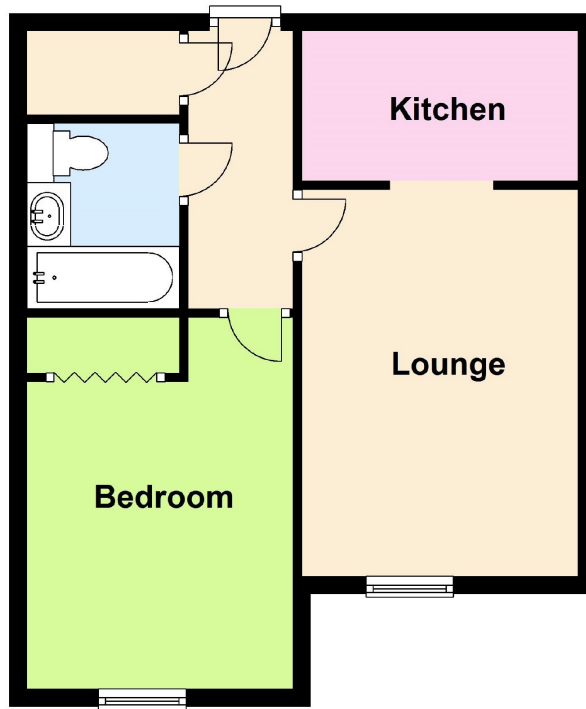
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## Ground Floor

Approx. 41.6 sq. metres (447.9 sq. feet)



We will be pleased to arrange a viewing of this Home

01492 875125 or 01492 544551

e mail: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)

