

**Bryan Davies  
+ Associates**

SELLING HOMES 7 DAYS A WEEK

4 MOSTYN STREET  
LLANDUDNO  
LL30 2PS

(01492) 875125

47 PENRHYN AVENUE  
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**AUCTIONEERS**  
●  
**ESTATE AGENTS**

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Please contact Llandudno Office



**£72,500**

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

THIS IS A CLEANLY PRESENTED TOP 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 and Careline. 24 hour security system.

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

# 26 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

## TOP FLOOR PERSONAL DOOR

Into:-

## APARTMENT 26

### HALL

Coving, access to roof space, emergency pull cord, built-in storage cupboard with electric meter, airing cupboard with hot water tank and slatted shelving.

### LOUNGE

5.18m x 2.80m (17'0" x 9'2") Minimum. 3 wall light points, coving, 2 Economy 7 heaters, upvc double glazed window, emergency pull cord, arch through to:-



### KITCHEN

2.61m x 2.10m (8'7" x 6'11") Fitted base and wall units with round edged worktops, single drainer sink unit, fridge-freezer, wall tiling, double aspect upvc double glazed windows.



### BEDROOM

3.05m x 2.71m (10'0" x 8'11") plus built-in double wardrobe with mirror fronted folding doors, hanging rails and shelving, emergency pull cord, coving, Economy 7 heater, upvc double glazed window.



### 3-PIECE SHOWER ROOM

Comprising disability shower stall with "Mira" electric shower, vanity wash hand basin with tiled splashback, shaver light and mirror, close coupled w.c., wall tiling, towel rail, wall mounted electric heater, emergency pull cord, coving.



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## Outside

### COMMUNAL GARDENS

### MAINTENANCE CHARGES

The annual charge from September 2016 is £2,552.34 (payable half yearly) including a Ground Rent of £382.62 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, 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.voa.gov.uk](http://www.voa.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.  
05/09/16 Rev18/11/16

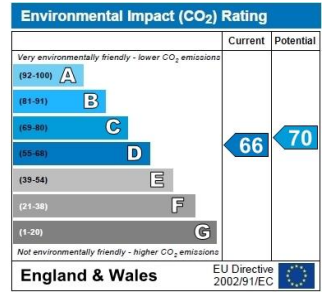
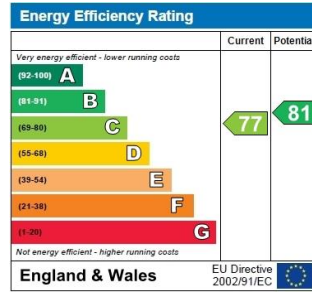
### LLANDUDNO OFFICE OPENING HOURS

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.

Ref: 3999



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)

