

Anthony Flint @ gamlins



13 Knightsbridge, Aberconwy Resort and Spa
Beach Road Conwy LL32 8GA

Asking Price Of
£38,000

Property Features

- HOLIDAY HOME WITH MOUNTAIN VIEWS
- ON PREMIER 5 STAR RESORT
- TWO BEDROOMS
- FIVE MINUTE WALK TO BEACH
- FULLY FURNISHED AND EQUIPPED

Full Description

DESCRIPTION

This fully furnished and equipped holiday home is situated on one of the Premier 5 star resorts on the North Wales coast, which boasts a spa, swimming pool and Michelin star restaurant. Situated on the edge of the resort with views over Conwy Mountains, the home is within a level 5 minute walk of the Beach, Cycle path and resort complex. The centre of the historic walled town of Conwy, Conwy Marina and the Championship Golf Course are within a mile, making this an ideal location to enjoy your holiday or weekend retreat. All ready to use over the 12 month period the resort is open for. SITE FEES PAID UNTIL 31 JANUARY 2019.

ENTRANCE

Double glazed entrance door with frosted panel.

HALLWAY

Built in cupboard housing Morco central heating boiler, access to bedrooms and bathroom.

KITCHEN/DINING AREA

11' 09" x 9' 06 max" (3.58m x 2.9m)

Windows to both sides, ceiling light, fitted with a range of white and beech effect units incorporating a New World oven, gas hob with extractor over, black splash back, black mottled work tops with inset sink unit with mixer tap, inset Focal Point microwave, fridge with small freezer compartment above, Focal Point overhead stainless steel extractor over hob, wood effect flooring, radiator in dining area.

LOUNGE AREA

11' 09" x 10' 01 max" (3.58m x 3.07m)

Window to rear overlooking Conwy mountain, window to side, built in corner area with electric fire and shelving for television, sofa bed, flooring is carpeted.

MASTER BEDROOM

11' 09" x 8' 04" (3.58m x 2.54m)

Window to side elevation, radiator, fitted furniture to include double wardrobe with shelving and hanging rail, dressing table area with mirror above, fitted headboard with side cabinet shelving, access to shower room.



SHOWER ROOM

6' 10" x 4' 05" (2.08m x 1.35m)

Accessed from master bedroom and hallway. Window to side, shower cubicle with sliding glazed door and chrome shower, pedestal wash hand basin with shelf mirror above, w.c., linoleum flooring, radiator.

BEDROOM TWO

7' 03" x 5' 06" (2.21m x 1.68m)

Window to side, built in single wardrobe with shelving and hanging rail, headboards with bed side stand in between, radiator, additional shelving above beds.

EXTERNALLY

Decking running full length of one side with additional area at rear, side lawn and patio area and garden store.

DIRECTIONS

Proceed through Conwy square and through archway and continue down Bangor Road, proceed under railway bridge and follow this road passing another Park Site on right, continue over A55 dual carriageway and turn first left into Beach Road, in approximately 300 yards turn left into Aberconwy Resort and Spa. Security will stop you here and one of our representatives will meet you at this location.

FEES, TERMS AND CONDITIONS

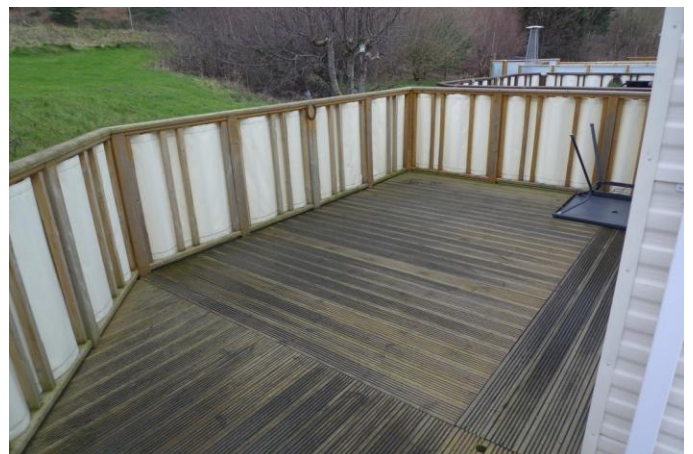
The home cannot be used as a 'holiday let' business. The site holds a 12 month licence, but you can not use it for your main residence, within the Parks Licence Agreement any buyer must produce a Council Tax demand to prove a main residence. Also within the Licence Agreement the 'Park' has the right to match any offers made by private buyers on a 'Home on the park' in order to buy in for the 'parks' use, this decision making process normally takes up to 48 hours. We are led to believe that included within the annual fees are two Memberships for the Spa and Gym. The Licence Agreement the 'Park' has the right to match any offers made by private buyers on a 'Home on the park' in order to buy in for the 'parks' use, this decision making process normally takes up to 48 hours.

LICENCE AGREEMENT PERIOD

We are informed that the licence period is from 2014 to January 2035, with a ten year warranty certificate dated 1st November 2014. However, if the caravan is in a satisfactory state of repair and condition both visually and structurally, then even though the Agreement period has expired, you will have the right to continue the Agreement, Subject to Review on an Annual Basis.

SITE TERMS AND CONDITIONS

Aberconwy Resort & Spa holds a 12 month licence, but the home cannot be used as a main residence and cannot be sub-let for holiday lets. The Resort will only issue a Licence for a home if a new owner can provide a copy of Council Tax Bill for their main residence in their name. Within the Licence Agreement the Resort has the option to match any offer made by a private buyer on a home/chalet or lodge. The Resort is also entitled to 15% of the transaction price of any second hand home, chalet or lodge that is sold. Once private buyer has agreed to purchase they must visit



the sales office of the Resort to be interviewed by the sales team to be advised of the Resorts Terms & Conditions before a Licence will be granted. All monitory aspect of the sale and purchase will be processed by Aberconwy Resort.

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.

VIEWING

Strictly by appointment through our Anthony Flint Office :-
 Llandudno - Tel: 01492 877418 - E-mail:
 llandudno@anthonyflint.co.uk
 Opening Hours - Monday - Friday: 9.30am - 5.00pm
 Saturday: 9.00am - 3.00pm

PROOF OF IDENTITY

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.

GENERAL

If you need any advice relating to mortgages, surveys or solicitors then please ask a member of staff who will be happy to recommend a professional local company.

RB/DJ Date: January 2018





2017 Park Fees
 12 month holiday season (non residential)

Site fees - £5,719.92
Security costs—£729.85

What do my park fees & security cover?

The park fees cover the rent of your plot that your Holiday Home occupies, park maintenance and gardening, 24 hour security staff/patrols, CCTV, holiday home alarm systems and barrier control, roadways, waste management & recycling, health club memberships with use of our 2 gymnasiums/swimming pool/jacuzzi/steam room.

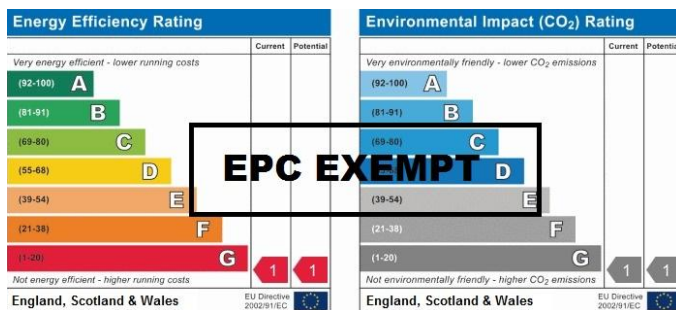
VIP owners card for 10% discount at Signatures Restaurant, Mall's Salon and Langleys Spa

Our owners need to budget for gas, electric, water, local rates and holiday home insurance as they would for their own home. Below is a guide based on the average use last season.

Utilities & Rates

Local Rates -	£256.12
Water Rates -	£135.80
Average Gas - will vary depending on usage*	metered
Average Electricity— will vary depending on usage	metered
Upkeep & maintenance of gas & electric services	£186.92

An insurance quote can also be arranged for you
 These prices are estimated and are to be used as a guide



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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 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