



McCarthy & Stone
RESALES



34 Cwrt Gloddaeth Gloddaeth Street, Llandudno, LL30 2DP
Asking price £160,000 LEASEHOLD

For further details
please call 0345 556 4104

34 Cwrt Gloddaeth Gloddaeth Street, Llandudno, LL30 2DP

A one bedroom top floor retirement apartment, boasting a JULIET BALCONY and modern FEATURE FIREPLACE. Situated in the DESIREABLE RETIREMENT DEVELOPMENT of Cwrt Gloddaeth for the over 60's. The development boasts a ROOF TERRACE WITH STUNNING VIEWS and a communal lounge where SOCIAL EVENTS take place.

Summary

Cwrt Gloddaeth is a stunning McCarthy & Stone Retirement Living development of 44 apartments specifically designed for those age 60 and above. It is set on Gloddaeth Street in Llandudno, one of the largest and most loved sea side resorts in Wales.

With a contemporary design, the development is perfectly located for town centre shopping and public amenities together with being only a short distance from the sea front at the North and West shores and the Great Orme, an area designated as a Special Area of Conservation. Cwrt Gloddaeth has been designed and constructed for modern living.

The apartments boast underfloor heating with Air Source Heat Pumps throughout, Sky/Sky+ connection points in living rooms, walk in wardrobes in main bedroom and French balconies to selected apartments. The dedicated House Manager is on site during working hours to take care of the running of the development.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The homeowners lounge provides a great space to socialise with friends and family.

If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Entrance Hallway

Solid wood front door with spy hole and letter box. Wall mounted emergency speech module. Ceiling light fitting. Power sockets. Door to walk in storage cupboard. All other doors leading to the living room, bedroom, and shower room.

Living Room

Double glazed patio doors opens inwards to Juliet Balcony. Feature fireplace, with electric fire, provides the room with a good focal point. There are two ceiling light fittings and ample power sockets. TV point with Sky+ connectivity (subscription fees may apply). Telephone point. Door to separate kitchen.

Kitchen

Modern fitted kitchen with a range of wall and base units, complimentary work surfaces over and matching splash back. Integrated fridge and freezer. Built in oven. Four ringed ceramic hob with stylish splash back and chrome extractor hood. A double glazed window is positioned above the stainless steel sink unit. Power sockets. Under unit lighting to wall cupboards. Tiled floor. Space for a washing machine.

Double Bedroom

A double bedroom with walk in wardrobe, housing rail and shelving. Double glazed window. Central ceiling light fitting. TV and telephone points. Power sockets.

Shower Room

A fully tiled shower room with level access walk in shower. Fitted glass shower screen and grab rails. WC. Vanity unit with inset wash hand basin. Fitted mirror and light. Wall mounted heated towel rail. Emergency pull-cord.

Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Car Parking (Permit Scheme)

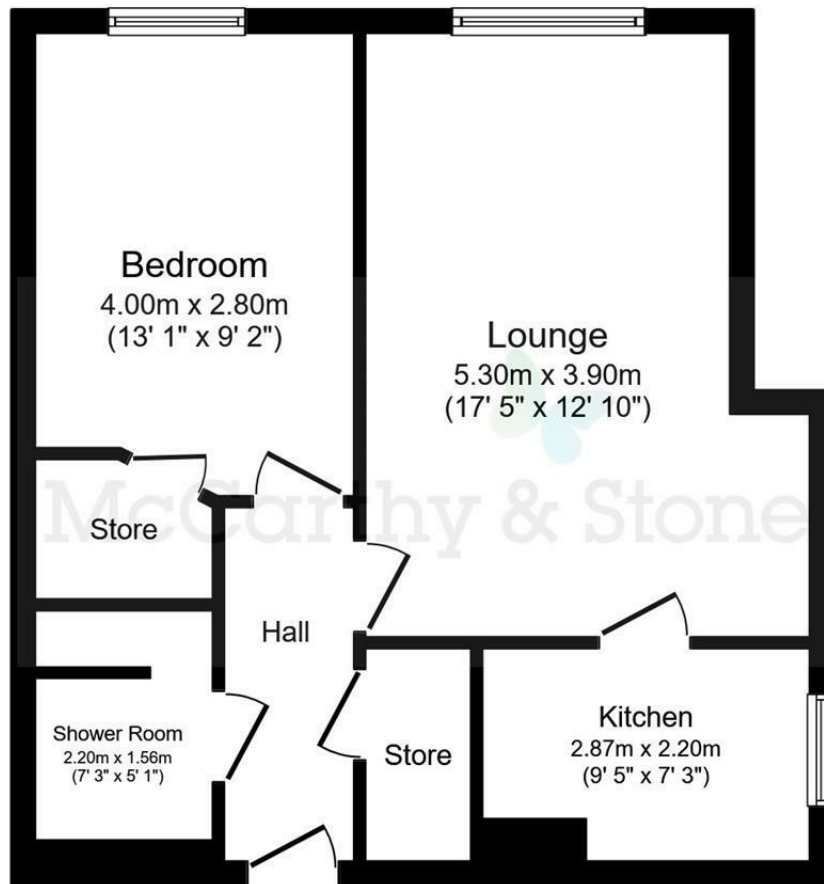
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information

Lease Length: 125 years from 2013
Ground Rent: £425 pa








Floor Plan

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	8
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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