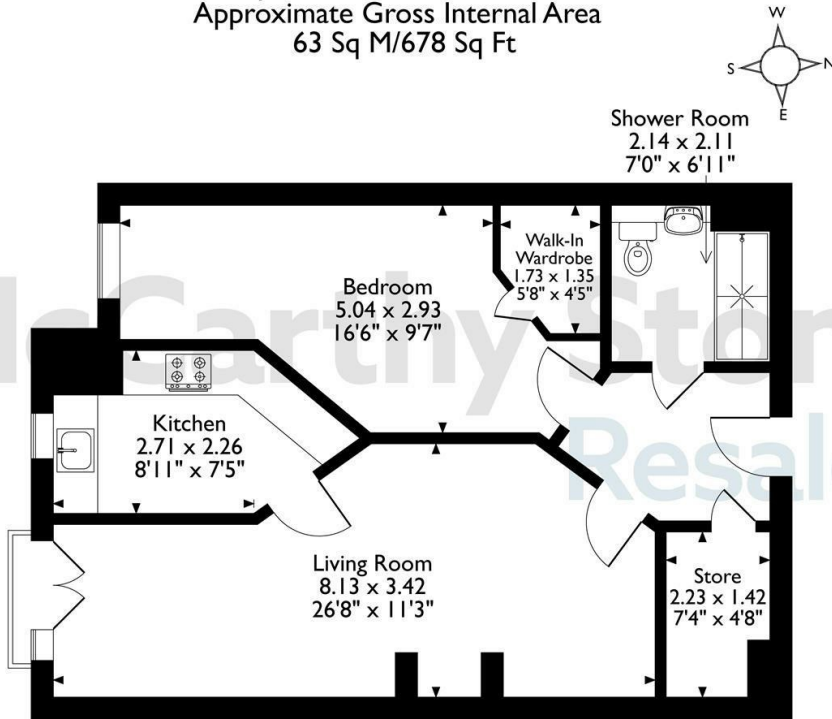


Cwrt Gloddaeth, Apartment 28, Gloddaeth Street, Llandudno  
Approximate Gross Internal Area  
63 Sq M/678 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: D**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 28 Cwrt Gloddeath

Gloddaeth Street, Llandudno, LL30 2DP



**Asking price £167,000 Leasehold**

Don't miss the opportunity to own this lovely apartment in a fantastic location!

THIS IS A BRIGHT SPACIOUS AND VERY WELL PRESENTED ONE BEDROOM, SECOND FLOOR retirement apartment with JULIET BALCONY located in Llandudno at Cwrt Gloddaeth. Situated in a peaceful over 60s community, this apartment offers a serene lifestyle. Enjoy the picturesque views from the sunny roof terrace.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Registered in England and Wales No. 10716544



# Cwrt Gloddeath, Gloddaeth Street, Llandudno, Conwy, LL30 2DP

## 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 and ample space for a small dining table and chairs, with a feature fireplace with a 'Living Flame' style 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.

## Double Bedroom

A spacious 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 development boasts underfloor heating throughout the building including apartments meaning no separate heating costs.

The Service charge does not cover external costs such as your

# 1 Bed | £167,000

Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

The annual Service charge is £4,058.86 for financial year ending 31 March 2027.

## 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: 125 years from 1st June 2013

Ground rent: £425 per annum

Ground rent review: 1st June 2028

## Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties. For more information check our webpage additional services or speak with our Property Consultant.

- Full Fibre Broadband available to order
- Mains water and electricity
- Electric room heating
- Mains drainage

