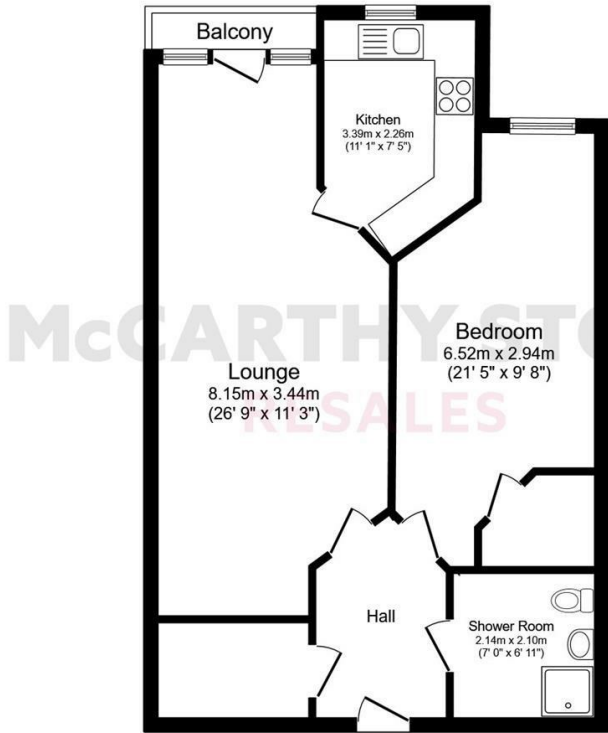


28 Cwrt Gloddaeth

Gloddaeth Street, Llandudno, LL30 2DP



Total floor area 62.4 sq.m. (672 sq.ft.) approx

Printed Contact Details...

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

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Council Tax Band: D



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 77 | 79 |
| (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 | |



Asking price £170,000 Leasehold

FANTASTIC one bedroom Retirement Apartment situated on the second floor with WONDERFUL VIEWS Gloddaeth Street and the Caerneddau mountain range from the juliette balcony - MUST BE VIEWED TO APPRECIATE -

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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

Cwrt Gloddaeth, Gloddaeth Street, Llandudno, LL30 2DP

Entrance Hall

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, the bedroom, and the shower room.

Living Room

A fabulous living space, which has been lovingly maintained, is complimented by its balcony. The balcony has superb views of the vibrant Gloddaeth Street and the Caerneddau mountain range, and also the local hills. The room also contains a modern feature fire place, with electric fire. There are two ceiling light fittings and ample power sockets. TV point with Sky+ connectivity (subscription fees may apply). Telephone point.

Kitchen

Modern fitted kitchen with a range of wall and base units. Granite style work surfaces with 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.

Master Bedroom

A very generously sized master bedroom with a large double glazed window. Central ceiling light fitting. TV, telephone points, and power sockets. Door to walk in wardrobe with a range of hanging rails and shelves.

Shower Room

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

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

1 bed | £170,000

(subject to availability and additional charge). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

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.

Service charge: £3,248.95 per annum (for financial year ending 31/03/2025).

Car Parking Permit Scheme-subject to availability

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 1st June 2013
Ground Rent: £495 per annum.
Ground rent review: 1st June 2028

Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

