

**Bryan Davies
+ Associates**

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LLANDUDNO
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**AUCTIONEERS
●
ESTATE AGENTS**

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19 Crescent Court, Nevill Crescent, Llandudno, Conwy, LL30 1AT



No Onward Chain £250,000



www.bdahomesales.co.uk

THIS IS A VERY DESIRABLE FOURTH FLOOR 2 BEDROOM APARTMENT ON THE PROMENADE OVERLOOKING THE FULL PANORAMA OF LLANDUDNO'S BEAUTIFUL SWEEPING BAY. The apartment was purpose built in 1973 in a complex of 26 apartments and within 200 yards of Mostyn Champneys Retail Park and Parc Llandudno, 500 yards of the town centre. There is an automatic lift and a large double garage at the rear as well as visitors parking. The accommodation briefly comprises:- entrance porch to security doors to the front and rear; inner hall to lift and staircase; personal door to Apartment 19; hall; L-shaped lounge/dining room; kitchen; 2 bedrooms; 3 piece shower room and separate 2-piece cloakroom. The property features upvc double glazing installed 2022 and gas fired central heating from a new combi boiler installed 2022. Outside - double tandem garage. The property is held on a LEASEHOLD tenure over a 999 year term from 1925 with a ground rent of £19.25 per annum.

CLOSEST PURPOSE BUILT BLOCK TO THE TOWN
TANDEM DOUBLE GARAGE
PANORAMIC VIEWS
PETS ALLOWED SUBJECT TO MANAGEMENT CONSENT
NO SUB LETTING
NO HOLIDAY LETS

The accommodation comprises:-
FRONT DOOR TO:-

ENTRANCE PORCH

To front and rear with security entry phone, inner door to:-

STAIRCASE AND AUTOMATIC LIFT TO FOURTH FLOOR

PERSONAL DOOR TO APARTMENT 19

HALL

Electric meter cupboard.

CLOAKS CUPBOARD

With hanging rail and shelving, wall mounted security intercom phone.

2 PIECE CLOAKROOM



Vanity wash hand basin and low flush wc, built in

cupboard with sliding doors and 'Vaillant' gas fired central heating and hot water boiler installed 2022, water meter.

LOUNGE/DINING ROOM



LOUNGE AREA 15'10" x 11'11" (4.85m x 3.64m)



Tv point, radiator, upvc double glazed windows with panoramic views to The Great and Little Orme and Llandudno Bay.



DINING AREA 9'11" x 8'8" (3.04m x 2.66m)



With door to hall and inner hall, radiator.

KITCHEN/BREAKFAST ROOM 11'10" x 8'10" (3.63m x 2.7m)



Range of base, wall and drawer units with worktops, 1½ bowl sink unit, 'Neff' oven and 4 ring ceramic hob with cooker hood over, integrated fridge/freezer, integrated 'Neff' washer/dryer, dishwasher, upvc double glazed window with panoramic views, radiator.

BEDROOM 1 12'7" x 9'10" (3.86m x 3.02m)



Plus built in fitted triple wardrobe, upvc double glazed window, double radiator, distant Conwy mountain views.



VIEW FROM BEDROOM 1



BEDROOM 2 9'11" x 9'11" (3.03m x 3.03m)



Including built in double wardrobes, upvc double glazed window, double radiator, distant Conwy mountain views.



TILED 3 PIECE SHOWER ROOM



Large shower stall, pedestal wash hand basin and close coupled wc in grey, radiator.



OUTSIDE

Communal gardens to the front and rear.

DOUBLE GARAGE TO THE REAR 35'3" x 8'11" (10.76m x 2.74m)



With automatic up and over door, water, sink, power and light and electric towel warmer. Also designated parking for one car in front of the garage.



REAR



TENURE

The property is held on a LEASEHOLD tenure over a 999 year term from 1925 with a ground rent of £19.25 per annum.

MAINTENANCE CHARGES

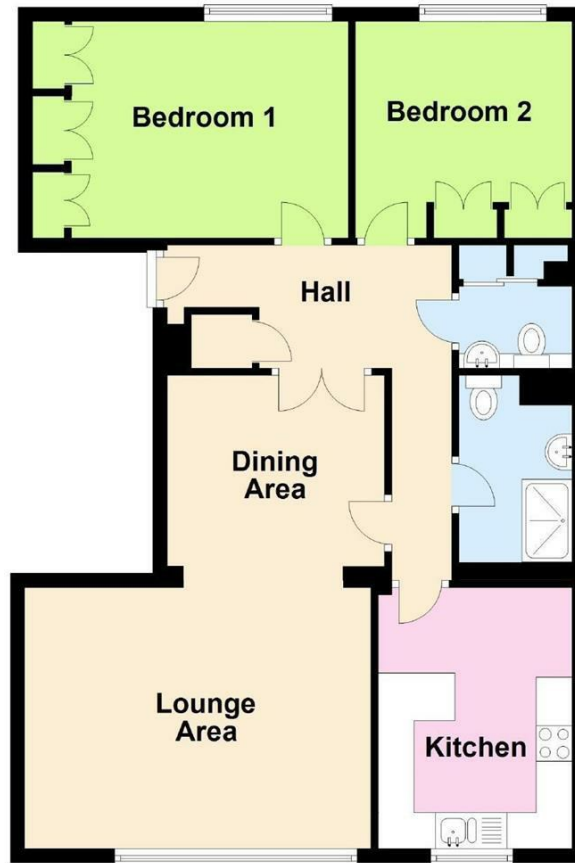
We are advised by the seller that the service charge for 2026/ 2027 is £2400 per annum, payable in 2 half yearly instalments.

COUNCIL TAX

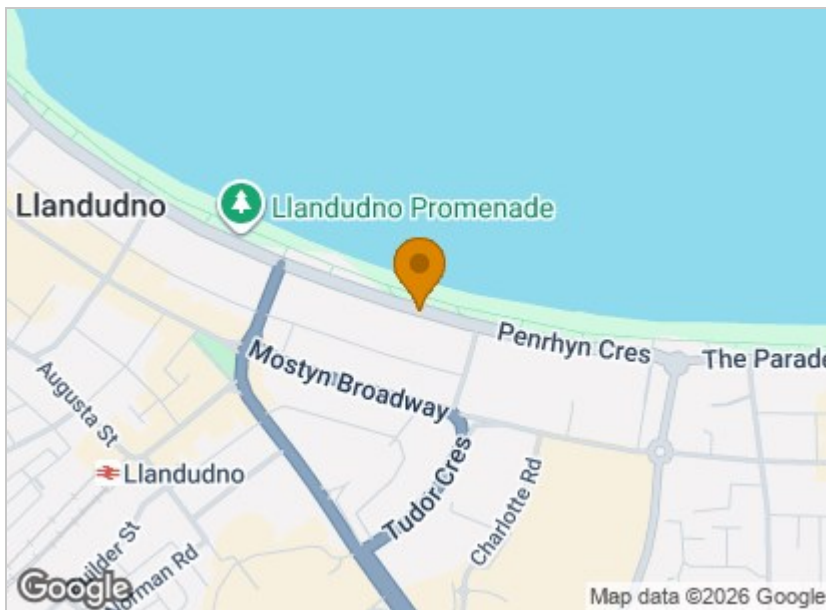
Is 'E' as obtained from www.conwy.gov.uk.

Fourth Floor

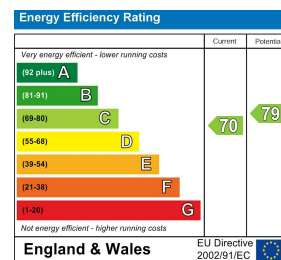
Approx. 78.5 sq. metres (844.9 sq. feet)



Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed towards the promenade turning right and Crescent Court can be viewed within 350 yards on the right hand side. Ref A989 30/10/26

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: llandudno@bdahomesales.co.uk

Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

