



1 bed apartment to buy in LL30

Vaughan Street, Llandudno, Llandudno,
Conwy, LL30 1AB

£48,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ CASH BUYERS ONLY
- ✓ First Floor Apartment
- ✓ Double Bedroom
- ✓ EPC Rating F

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: F
- ✓ Heating supply: Electric

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

CASH BUYERS ONLY

Pattinson Action are pleased to market for sale a first floor apartment in an iconic Grade 2 listed building in the heart of Llandudno - Queen of Welsh resorts!

Perfectly situated and close to all local amenities, shops, train station and just a short walk from the famous Pier, beach and promenade.

The apartment enjoys views towards the Snowdonia Range and Orme, and comprises an open plan living room with kitchen which has a raised seating area in the bay window to maximise the views, a double bedroom and modern bathroom.

The property benefits from electric heating, hot water is supplied via a hot water cylinder, and the windows are uPVC.

Property is sold with leasehold tenure, a 999 year term was granted in April 1975. Ground rent payable of £1 per annum.

An annual maintenance/service fee is payable - this is £1,640 for the 2024/2024 period and is reviewed on the 1st April each year. This fee is payable to St. David's Commercial who operate as building managers.

We have been advised the replacement windows to the building are not replicas of the originals. Buyers should make their own enquires prior to placing a bid on this matter.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 950

Annual Ground Rent Amount: £1.00

Annual Service Charge Amount: £1,640.00

Price: Starting Bid £48,000

Property Type: Apartment

Parking: None

Heating: Electric

Communal Entrance

Communal Entrance

Enter Clifton House via a shared hard wood door off Vaughan Street. Original floor tiles and decorative features in the communal hallway, stairs to the first floor:

Entrance

Entrance (0.97 x 2.34 m - 3'2" x 7'8" ft)

Hard wood door opening into inner hallway. Obscured glazed window. Double doors opening into:

Open Plan Living Room/Kitchen

(5.59 MAX x 6.07 MAX m - 18'4" x 19'11" ft)

uPVC bay window to the front with a raised seating area with views across the town and further to the Orme and Snowdonia. Laminate floor. Wall mounted electric fire. Power points and TV connection. Fitted range of kitchen wall and base units with worktop over. Stainless steel circular sink with mixer tap. IEKA electric oven with Indesit four ring electric hob and Candy extractor fan over. Breakfast bar with room for two bar stools. Cupboard housing hot water cylinder (economy 7) Power points. uPVC window to the front of the property.

Bedroom

Bedroom (2.91 x 3.59 m - 9'7" x 11'9" ft)

Two uPVC windows to the front of the property. Laminate floor. Power points. Wall mounted electric fire.

Bathroom

Bathroom (1.68 x 2.10 m - 5'6" x 6'11" ft)

Three piece bathroom suite comprising P shaped bath with Heat Store Aqua Plus electric shower over, pedestal sink and low level flush toilet. Mirror. Bathroom cabinet. Fully tiled walls and floor. Loft access hatch.

GROUND FLOOR



ONE BEDROOM APARTMENT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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