

**Apartment 12 Windsor Court, Deganwy
North Wales LL31 9TN**



Reduced To £239,000

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An attractive TWO BEDROOM PURPOSE BUILT FIRST FLOOR APARTMENT WITH SPACIOUS OUTSIDE BALCONY occupying a sought after residential location with stunning views across the Conwy Estuary to Conwy Castle, distant mountains, out to sea and to the Great Orme. The apartment enjoys a south westerly aspect and the sun from the afternoon onwards. It is within walking distance of Deganwy Quay Marina and the village shops, restaurants and promenade. The accommodation provided affords HALL, LARGE LOUNGE, BALCONY, 2 DOUBLE BEDROOMS, BATHROOM and FITTED KITCHEN. Outside there is a SINGLE GARAGE with up and over door and the landscaped communal gardens are well kept under the annual service charge. EPC D57 Potential C72 Ref CB7208

Entrance

Communal front door and Hallway, Stairs to First Floor

Apartment 12

Hall

Night storage heater, slingsby ladder to loft, meter cupboard, coved ceilings

Bright Spacious Lounge

17'0" x 13'5" (5.2 x 4.1)

Double glazed picture window overlooking the stunning views of the Conwy Estuary, Castle, distant mountains and beyond to Deganwy Marina, village and the sea, coved ceilings, marble fireplace and electric fire, 2 night storage heaters, double glazed french door to

Sun Balcony

Terrazzo tiled floor, folding table, lovely sheltered sitting area having a southerly aspect

Kitchen

10'9" x 7'10" (3.3 x 2.4)

Stainless steel sink unit, beech style base cupboards and drawers with bronze effect work top surfaces, double glazed window and aspect over Warren Drive, part tiled walls, wall units, larder cupboard

Bedroom 1

12'9" x 10'9" (3.9 x 3.3)

Double glazed window overlooking the fine views, range of 5 fitted wardrobes and top cupboards, coved ceilings, night storage heater

Bedroom 2

14'1" x 8'10" (4.3 x 2.7)

Double glazed window, 5 fitted wardrobes and top cupboards,

Bathroom

10'5" x 5'10" (3.2 x 1.8)

Panel bath, pedestal wash hand basin, w.c, heated towel radiator, tiled walls, shaver point, double glazed, cylinder airing cupboard

The Garage

Single brick garage, the third in the left hand block with up and over door

AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	72
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	59	72
England & Wales		
EU Directive 2002/91/EC		

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