



**STERLING**

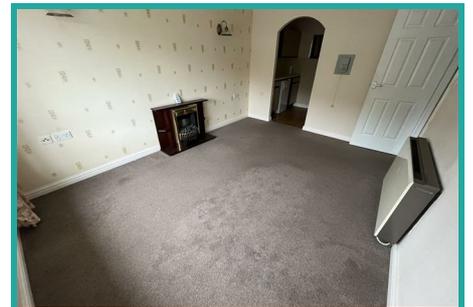
ESTATE AGENTS & VALUERS



## Apartment 72 Manor Park, Llandudno, North Wales LL30 2UN

**£80,000**

A well presented PURPOSE BUILT ONE BEDROOM APARTMENT, in a very popular RETIREMENT DEVELOPMENT (minimum 60 years of age for occupation) located on the second floor having a pleasant outlook over the tree lined Gloddaeth Avenue to the Great Orme. The development is situated between the West Shore and the town. The entrance is by way of a door security entry system into the Vestibule and Reception Hall. Stairs and Lift to all floors. Apartment 72 affords HALL, LOUNGE, KITCHEN, BEDROOM and SHOWER ROOM. Heating is by electric and the windows double glazed. NO ONGOING CHAIN. There is a Resident's Lounge, Kitchen and Laundry amenities. Council Tax Band B. Tenure Leasehold 120 years from 1985. Land Registry Title WA 364340. Awaiting EPC Ref CB7976



### **Entrance Vestibule**

Door entry security phone, House Managers Office

### **Reception Hall**

Lifts and stairs to all floors, carpets - hall, stairs and landings together with heating and lighting.

### **Second Floor Apartment 72**

#### **Hall**

Built in airing and store cupboard

#### **Lounge**

13'9" x 10'2" (4.2 x 3.1)

Fireplace surround with electric fire, night storage heater. covered ceilings, double glazed square bay window with pleasant outlook over Gloddaeth Avenue to the Great Orme, 3 wall lights, archway to kitchen

#### **Small Kitchen**

7'2" x 5'6" (2.2 x 1.7)

Stainless steel sink unit, wall and base cupboards, space for fridge, part tiled walls

#### **Bedroom**

10'5" x 8'10" (3.2 x 2.7)

Double glazed, double and single wardrobe unit, chest drawers, night storage heater, covered ceilings, 2 wall lights, 2 double mirror door wardrobes

#### **Shower Room**

6'7" x 5'2" (2.03 x 1.6)

Double shower cubicle and unit, vanity wash hand basin, w.c, tiled walls , electric heater, covered ceilings

#### **Outside**

Well kept communal gardens to front and side, laid to lawn with flower borders and beds

### **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

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small>		<small>England &amp; Wales</small>	

**AGENTS NOTES;**

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