

**Apartment 5 The Mail House, Llandudno
North Wales LL30 1AD**



£144,950

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A second floor 2 BEDROOM 2 BATHROOM SELF CONTAINED APARTMENT in this most imposing Grade 11 listed building IN THE HEART OF LLANDUDNO WITHIN SECONDS OF MOSTYN STREET, PARC LLANDUDNO and MARKS AND SPENCER STORE AND 300 YARDS OF THE PROMENADE. Briefly the accommodation comprises Communal Hall, Stairs and Lift to Upper Floors, Second Floor Level and Apartment 5 L SHAPED HALLWAY, LARGE OPEN PLAN LIVING KITCHEN & DINING, MAIN BEDROOM with EN SUITE SHOWER, BEDROOM 2 and BATHROOM. Of particular note is the SECURED COVERED PARKING at the back of the building. In accordance with Land Registry Title No. CYM404349 the property is held on Leasehold tenure over a 125 year term from November 2005. Energy Rating 68D Potential 85B, Council Tax Band C. Ref CB8030

Entrance

Door security entry system to Communal Hall and Lift and Stairs to Upper Floors. At the rear of the hallway is access to the covered car parking

Second Floor

Apartment 5 and L Shaped Hallway, electric radiator, oak style flooring, double door storage airing cupboard

Large Open Plan Living Kitchen and Dinng

18'0" x 16'8" (5.5 x 5.1)

Oak style flooring, wall mounted electric fire, stainless steel sink unit, built in fridge, freezer and washing machine, 4 ring electric hob unit, stainless steel splash back, built in oven, cooker extractor hood, door entry phone

Bedroom 1

15'5" x 11'9" (4.7 x 3.6)

Oak style flooring, fitted 3 door wardrobe unit

En Suite Shower

6'2" x 4'7" (1.9 x 1.4)

Double shower cubicle and unit, w.c, wash hand basin, tiled floor and walls, shaver point, heated towel radiator

Bedroom 2

10'2" x 9'2" (3.1 x 2.8)

Oak style flooring, electric heater

Bathroom

9'2" x 5'2" (2.8 x 1.6)

Panel bath, wash hand basin, w.c, tiled walls and floor, shaver point, wall mirror, heated towel radiator

Car Parking

From Garage Road at the back of the building vehicular access via a remote control roller shutter door leads into the covered car parking area and designated car bays.

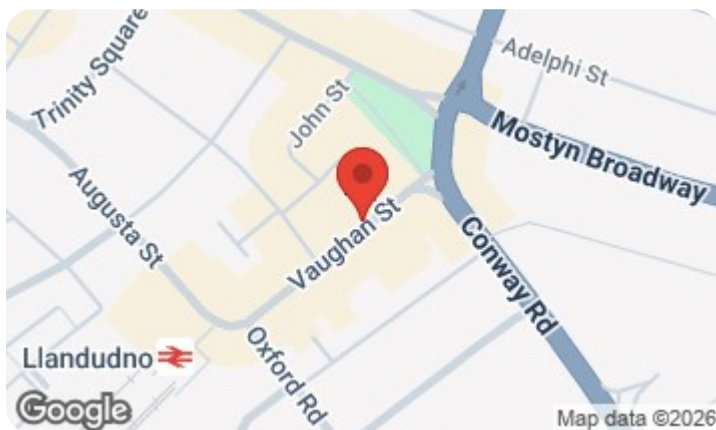
AGENTS NOTE

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		
	68	85
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		
	75	85
England & Wales	EU Directive 2002/91/EC	

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