

William Gleave Buckley
47-49 Madoc Street
Llandudno, LL30 2TW

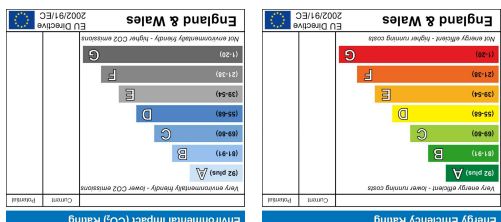
William Gleave Rhyll
19 Clwyd Street
Rhyll, LL18 3LA

William Gleave Llandudno
47-49 Madoc St
Llandudno, LL30 2TW

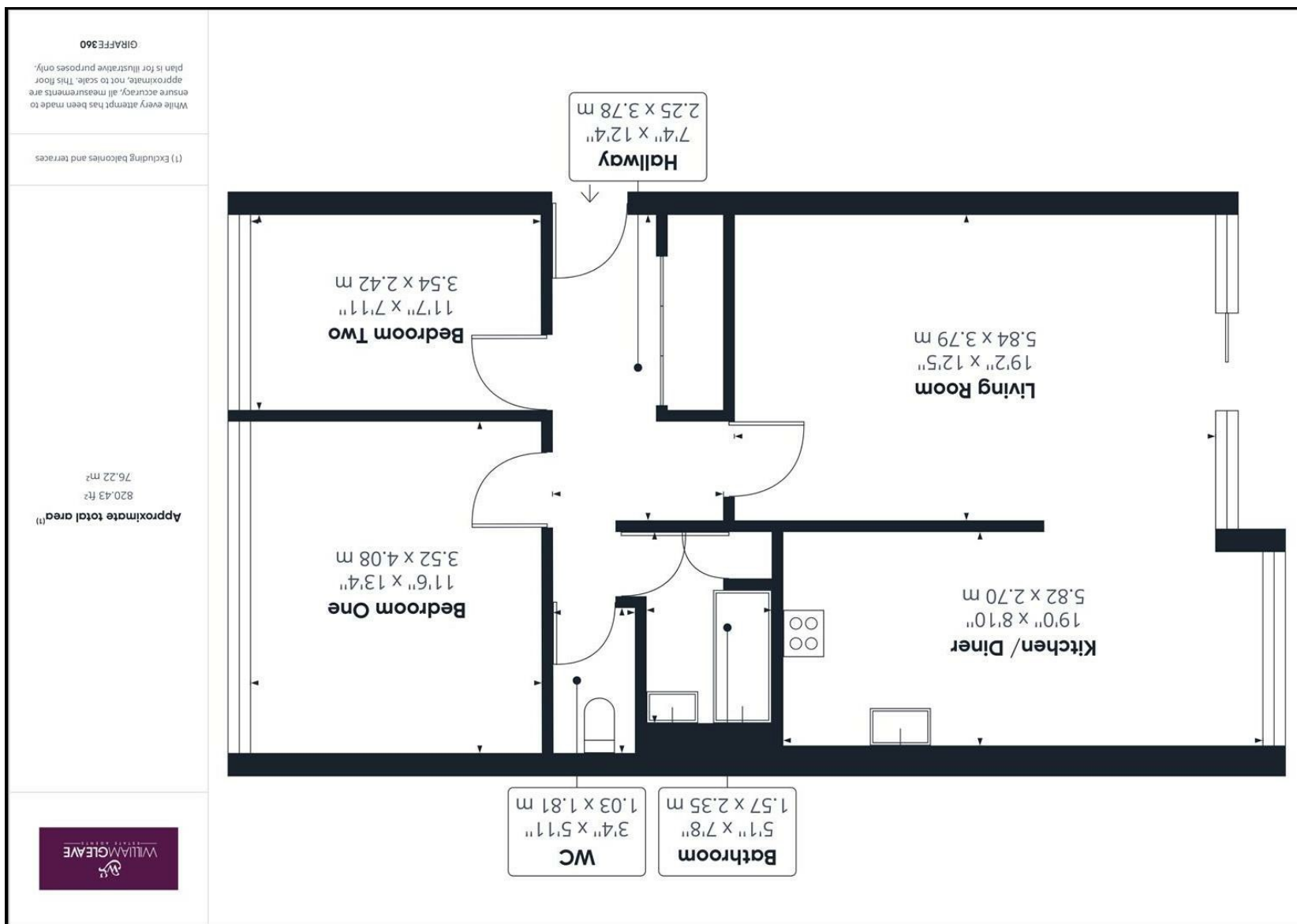
T: 01492 873854
E: llandudnolettings@wgestateagents.co.uk
W: www.wgestateagents.co.uk

T: 01745 336 699
E: estorbly@wgestateagents.co.uk
W: www.wgestateagents.co.uk

T: 01492 873 854
E: llandudno@wgestateagents.co.uk
W: www.wgestateagents.co.uk



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GLENDOWER COURT., RHYL

Price £139,950



This spacious sea front apartment is situated within a purpose built block with well maintained communal gardens, a lift to all floors, covered parking plus exterior lockup storage space. The bright and generous sized living accommodation offers; large living/ dining/ kitchen with doors leading out onto enclosed balcony enjoying sea views. There are two double bedrooms, bathroom and separate WC. This apartment also benefits from plenty of storage space. Rhyl town centre is just a short walk away which offers a variety of shops and facilities and there are also several retail parks within a short drive. This apartment offers a perfect opportunity for a buyer looking to put their on stamp on a property. Offers no forward chain!

The property is accessed via an intercom operated entrance door with stairwell and lift to all floors.

Door into apartment.

ENTRANCE HALL

12'4 x 7'4 (3.76m x 2.24m)

With several built in storage cupboards, electric heater, power points and doors leading off.

LIVING ROOM

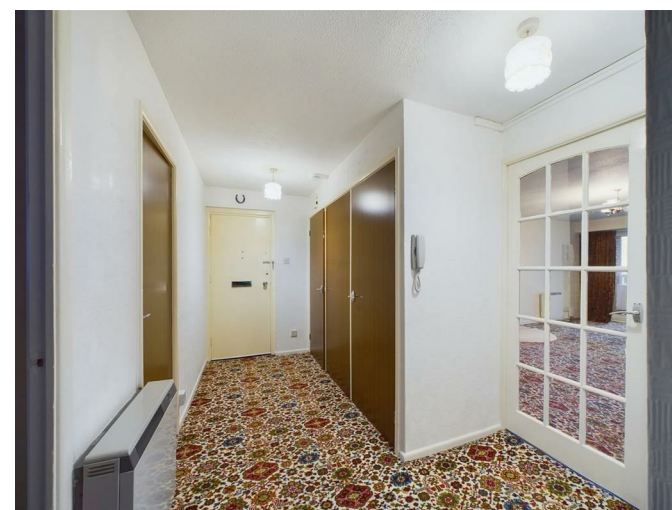
19'2 x 12'5 (5.84m x 3.78m)

With carpet, feature fireplace, carpet, TV point, telephone points, power points, electric heater, patio doors opening onto balcony enjoying sea views. Opening through into;

KITCHEN/ DINER

19'0 x 8'10 (5.79m x 2.69m)

A range of fitted wall and base cupboards and drawers and complementing counter tops over, inset single drainer sink, electric oven, space for fridge/ freezer, space and plumbing for washing machine, breakfast bar seating area, power points and patio doors out to the balcony enjoying sea views.



BEDROOM ONE

13'4 x 11'6 (4.06m x 3.51m)

With double glazed window to the rear, electric heater, carpet and power points.

BEDROOM TWO

11'7 x 7'11 (3.53m x 2.41m)

With double glazed window to the rear, electric heater, carpet and power points.

BATHROOM

7'8 x 5'1 (2.34m x 1.55m)

With a two piece suite comprising panelled bath and pedestal wash hand basin. Part tiled walls and built in airing cupboard.

SEPARATE WC

With low level WC.

OUTSIDE

With well maintained, established communal gardens to the front and rear. Also to the rear is a covered designated parking area and exterior lock up storage space.

TENURE

Leasehold.

The lease commenced on 24th May 1973 for 999 years.

Maintenance charge - £275 per quarter (As of 2023) and covers Ground Rent and Maintenance and of course is subject to review at the AGM.

All leaseholders automatically become a 1 share holder of Glendower Court Limited, a company set up to manage and maintain the properties at Glendower Court.

Long term letting is permitted.

Holiday letting is not permitted.

Lease details to be confirmed.

COUNCIL TAX BAND

C

SERVICES

Mains electric, water and drainage are all believed connected or available at the property.

