

## 25 Cwrt Sant Tudno

The Promenade, Llandudno, Gwynedd, LL30 1BZ



**PRICE: £130,000**

**Lease: 125 years from 2002**

### Property Description:

#### **A REAR FACING TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH SOUTHERLY ASPECT**

Cwrt Sant Tudno is enviably situated in the heart of Llandudno overlooking the sea front. Close to all amenities including doctors, chemists, shops and restaurants. McCarthy and Stone's Assisted Living development of one and two bedroom apartments offers residents the prospect of continued independence in a secure environment. Cwrt Sant Tudno comprises 66 properties arranged over 4 floors each served by lift. In addition to an Estates Manager there is a team of Assistant Estate Managers and sleep over staff who between them provide 24 hour coverage. One hour a week of domestic help is provided for the residents in each apartment, the cost of which is included in the service charge. Additional domestic help can be purchased separately as required. It is a condition of purchase that the residents be over the age of 60.

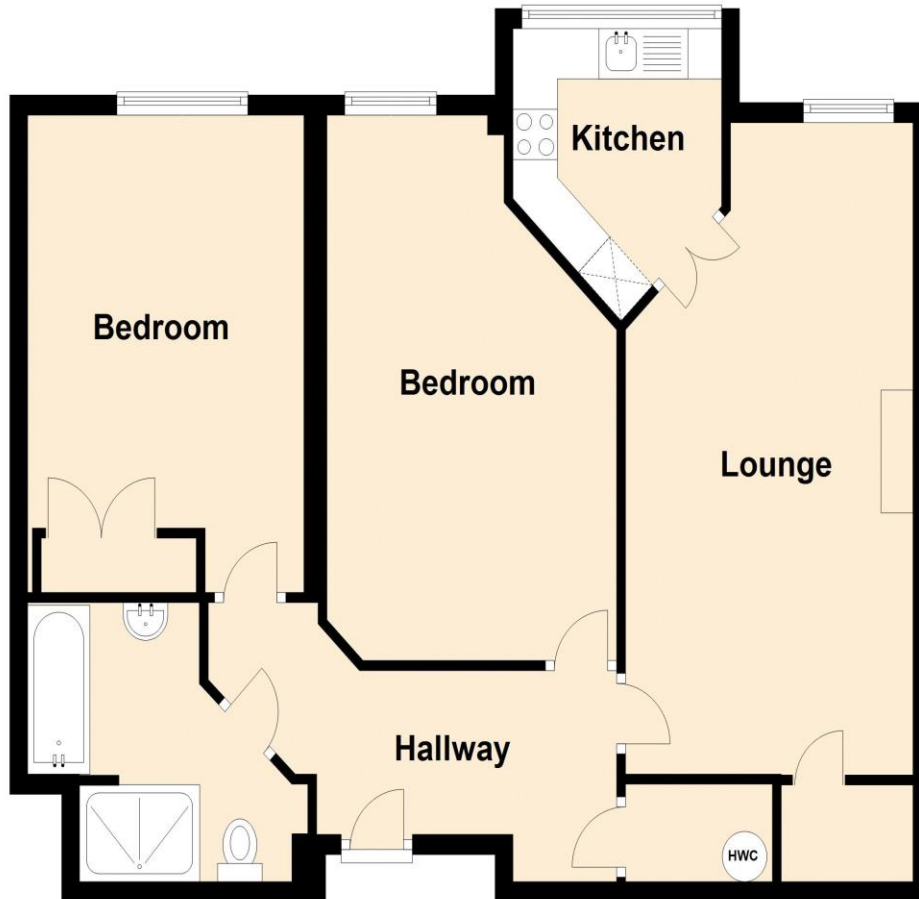
- Estate manager and assistants ( 24 hour cover )
- Residents' lounge and function room, Restaurant with waitress service
- Communal car parking and landscaped gardens
- Domestic assistance and laundry room
- Bathroom with bath and level access shower
- Security video camera entry system
- Wheelchair accessible and battery car store
- Lease: 125 years from 2002
- Minimum Age 60, Guest suite and emergency call system



**For more details or to make an appointment to view, please contact  
Charlotte Harvey**

## First Floor

Approx. 76.0 sq. metres (818.1 sq. feet)



Total area: approx. 76.0 sq. metres (818.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

### For Financial Year Ending:

31/08/24

Annual Ground Rent:

£Tbc

Ground Rent Period Review:

Tbc

Annual Service Charge:

£9310.87

Council Tax Band:

E

Event Fees:

1.00 Transfer

1.00 Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.