



Clarence Road  
Llandudno  
Conwy  
LL30 1BZ

Offers in Excess of £74,000

bettermove 

# Clarence Road Llandudno

Bettermove are proud to present this 1 bedroom flat in Llandudno available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available via the communal car park. The council tax band is D.

This is a leasehold property with 103 years remaining on the lease; the ground rent is £350 per annum and the annual service charge is £6761.38 from 1st September 2022 to 31st August 2023.

The interior of this well presented property located on the top floor comprises from the entrance hall a spacious living room, fitted kitchen, bathroom and bedroom. The top floor location provides fantastic views of the sea, Great Orme and the Pier. This building offers a range of great facilities including guest suites, function and coffee rooms for the residents to enjoy. This retirement development also offers the residents a restaurant with waitressing service and 24hour cover for additional assistance.

Located within a half mile of the town centre of Llandudno, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Llandudno Train Station and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



## Floor Plan

Approx. 50.1 sq. metres (539.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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