



**Trinity Court  
Llandudno  
Conwy  
LL30**

**Offers in Excess of £120,000**

**bettermove**

# Trinity Court Llandudno

Bettermove are proud to present this 2 bedroom flat in Llandudno, available with no forward chain.

This property benefits from double glazing, and gas central heating throughout, with on street parking available/

The council tax band is B.

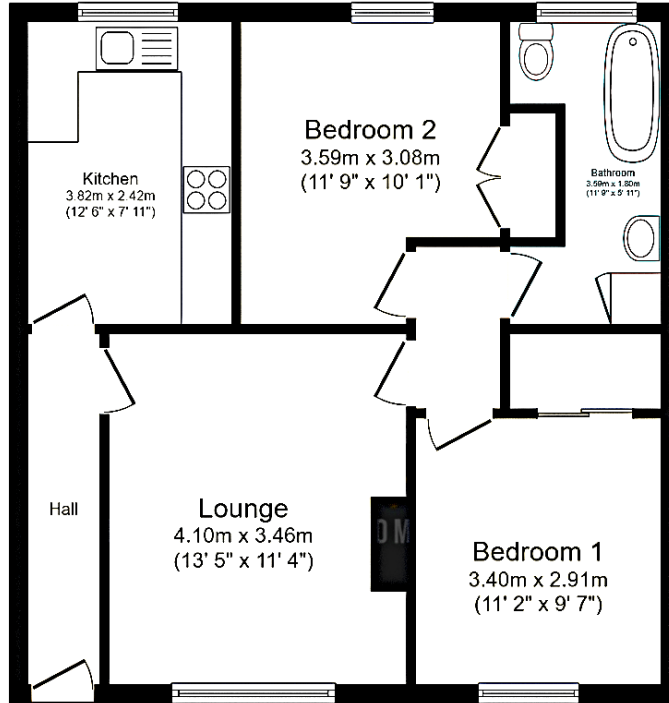
This is a leasehold property with 938 years remaining on the lease; the ground rent is £5.00, half yearly, and the service charge is £900.00 per annum.

The interior of this well presented, ground floor property comprises a spacious living room, fitted kitchen, two double bedrooms, and a family bathroom. The exterior boasts communal gardens, perfect for enjoying the summer months.

Located in the popular coastal town of Llandudno, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and a short distance to the seafront. Excellent transport links can be found from Llandudno Train Station, a variety of local bus routes, and quick access to the North Wales Expressway.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





**Floor Plan**

Floor area 58.9 sq.m. (634 sq.ft.)

Total floor area: 58.9 sq.m. (634 sq.ft.)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(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>		
<i>Not energy efficient - higher running costs</i>		
	70	76
<b>England, Scotland &amp; Wales</b>		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
	69	78
<b>England, Scotland &amp; Wales</b>		
EU Directive 2002/91/EC		



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