



# Mostyn Estates

LLANDUDNO AND FLINTSHIRE

## Flat 2, 3 Augusta Street, Llandudno LL30 2AE



A modern home within Llandudno town centre, just refurbished

### General

**Price** £390 pcm

**Tenancy** Assured Shorthold

**Council Tax Band** A (2013/2014 = £784)

### Description

A spacious ground floor maisonette, in a popular residential area.

First letting since complete refurbishment to a modern specification, with new kitchen and cooker.

Heating and cooking are with electricity, and an electric cooker is provided.

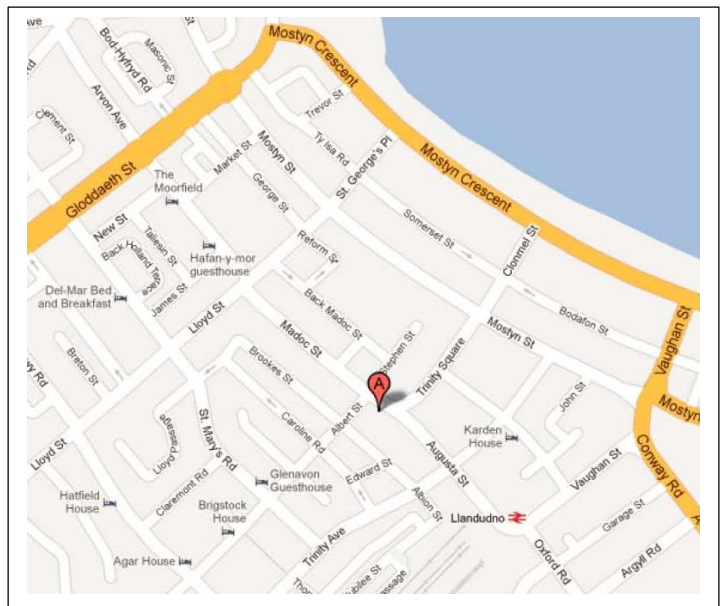
The bedroom and bathroom are located on the first floor. The bathroom consists of a bath, toilet, washbasin and shower cubicle.

The property is within moments of Llandudno town centre, easy reach of the A55 Expressway, railway and bus routes.

Llandudno town centre is within easy reach, including many national retailers such as Marks and Spencer, Sainsbury, Debenhams, BHS and Asda. The Promenade and beach are less than 5 minutes' walk away. Primary and secondary schools are within a few minutes travel.

Pets may be acceptable as there is a small garden/yard area to the rear of the property.

To make a pleasant and safe environment for all, the flat is non-smoking.



For further information or to arrange a viewing please contact the Mostyn Estates office on 01492 876977.

Alternatively email [mail@mostynestates.co.uk](mailto:mail@mostynestates.co.uk)

***(Energy Performance Certificate available shortly)***