

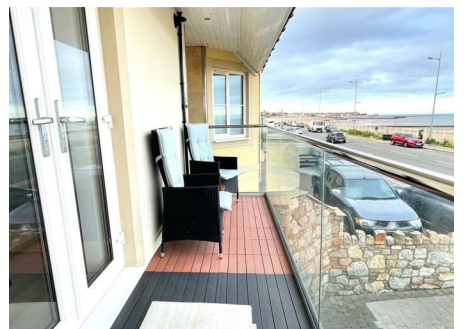
**Bryan Davies
+ Associates**

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
●
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

Apt 2, Ocean View, West Promenade, Rhos On Sea, Colwyn Bay, Conwy, LL28 4FD



£255,000

 2  2  1  B

www.bdahomesales.co.uk

AN IMMACULATLY PRESENTED TWO BEDROOM UPPER GROUND FLOOR APARTMENT with extensive sea views from the front elevation and particularly from the balcony. Situated within approximately ¾'s of a mile level walking distance of Rhos on Sea Village shops and close to Colwyn Bay shopping area. The lovely apartment briefly comprises:- Entrance hall, open plan lounge/ diner/ kitchen, double glazed doors to Juliet balcony with panoramic sea views as well as a Balcony facing the sea, principle bedroom with en-suite 3 piece shower room, second bedroom and a family bathroom. Outside - there is an Owners parking bay adjacent to the entrance to the development. The property is held on Leasehold tenure over a 999 Year term from 2015.

OPTICAL FIBRE BROADBAND
PETS ALLOWED SUBJECT TO MANAGEMENT CONSENT
SUB LETTING ALLOWED
OWNERS PARKING SPACE

The Accommodation comprises:-

SECURE COMMUNAL ENTRANCE
Video Entry System to Shared Hall.

SELF CONTAINED DOOR TO APARTMENT 2

HALL

Telephone intercom system, radiator, storage cupboard with space for dryer.

LOUNGE/ DINER/ KITCHEN 27'2" x 14'3" overall (8.30m x 4.36m overall)



Lounge area - upvc double glazed windows and Juliet balcony, 2 radiators, vinyl flooring, 2 wall light points.

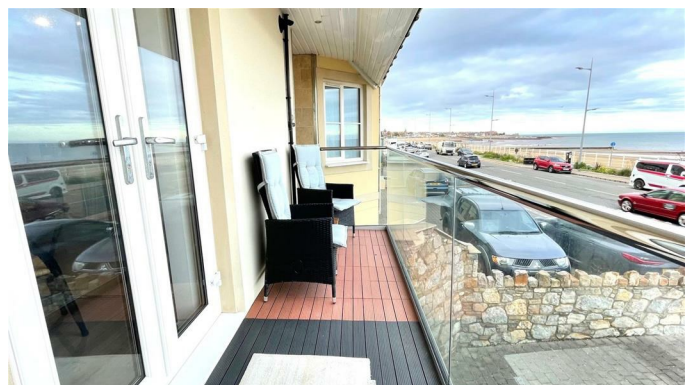


KITCHEN 9'4" x 7'2" (2.87m x 2.19m)



Range of modern wall, base and drawer units in soft coloured gloss and contemporary worktops incorporating 1½ bowl sink and drainer with mixer tap, integral 'Zanussi' electric cooker and 'Zanussi' electric hob with chimney style extractor fan above, integral 'Zanussi' dishwasher and fridge/freezer, space for automatic washing machine, large pan drawers, cupboard housing 'Logic' gas boiler, downlighters, tiled flooring.

BALCONY



Steel and glass balustrade, soft cushioned flooring, extensive views towards promenade and seafront.

PRINCIPAL BEDROOM 14'11" x 8'8" maximum (4.57m x 2.65m maximum)



Radiator, upvc double glazed window with side promenade view.

EN-SUITE 3-PIECE SHOWER ROOM



Large shower stall with mains shower, pedestal wash hand basin and low flush w.c., ladder style towel rail, electric heated mirror, shaver point, partially tiled walls.

BEDROOM 2 9'6" x 7'11" (2.92m x 2.42m)



Radiator, upvc double glazed window with side promenade view.

3-PIECE BATHROOM



Side panelled bath with main shower and glass shower screen, pedestal wash hand basin and low flush w.c., ladder style towel rail, electric heated mirror, shaver point, partially tiled walls.

OUTSIDE



Front car park with one owned parking space next to the steps to the front door. Storage cupboard below the building and 2 disabled parking spaces.

TENURE

The property is held on a LEASEHOLD tenure over a 999 year term from 1st January 2015 with an annual ground rent of £198.07.

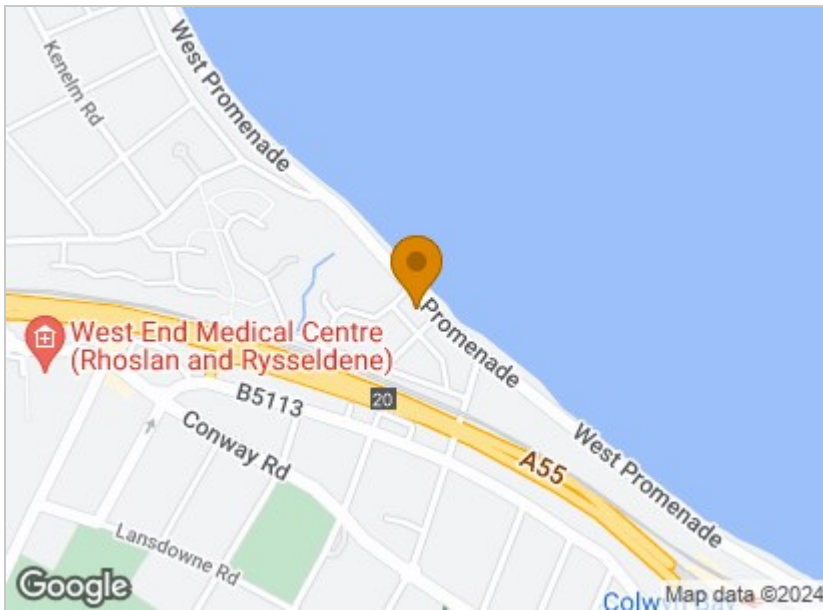
SERVICE CHARGE

The service charge is approximately £130 per month. These charges should be confirmed by your legal advisor as can be subject to change.

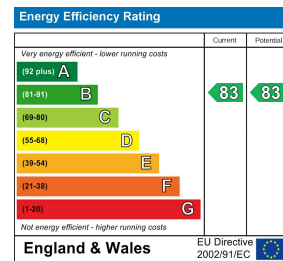
COUNCIL TAX

Council tax band is 'D' - obtained via www.conwy.gov.uk

Area Map



Energy Efficiency Graph



Directions

From Rhos on Sea Village shops on the Promenade head East towards Colwyn Bay and the property can be found on the West Promenade within ¼'s of a mile. REF: A338 28/10/23

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: llandudno@bdahomesales.co.uk

Llandudno Office Opening Hours - Monday to Friday: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

