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## 4 Cwrt Peris, Colwyn Crescent, Rhos On Sea, Colwyn Bay, LL28 4RR



No Onward Chain £165,000



[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)

THIS BEAUTIFULLY PRESENTED PURPOSE BUILT GROUND FLOOR TWO BEDROOM APARTMENT built c2004 is situated in the centre of Rhos on Sea village close to all the amenities and with easy access to the promenade, beach, harbour, shops, cafés and sporting amenities.

The accommodation briefly comprises: front door to shared hall; self-contained door to ground floor Apartment 4; hall with two cloaks cupboards; lounge opening to kitchen with a range of modern units including built in oven, hob and cooker hood; principle bedroom with 3 piece shower en-suite; further second double sized bedroom and 3 piece bathroom. The property features gas fired central heating and double glazed windows. Outside there are communal garden areas and an allocated parking bay.

The property is held on a Leasehold tenure over a 999 year term from 2004 with Ground Rent of £125.00 per annum. We understand that the present maintenance charge is approximately £1,400.00 per annum.

SUBLETTING ALLOWED - NO HOLIDAY LETTING - NO PETS

The accommodation comprises:

Front door to:

SHARED HALL

SELF-CONTAINED DOOR TO APARTMENT 4

HALL

Coved ceiling, security entry phone, two built in cloaks cupboards.

LOUNGE 14'7" x 13'2" (4.45m x 4.02m)



Fire surround with electric fire, coved ceiling, radiator, double glazed windows.

Opening to:

KITCHEN 10'10" x 7'11" (3.32m x 2.42m)



Range of base, wall and drawer units with round edge worktops, stainless steel sink and drainer, built in oven and four ring gas hob and cooker hood over, plumbing for automatic washing machine, wall tiling, floor tiling, 'Worcester' gas fired combi central heating and hot water boiler, radiator, double glazed windows.

BEDROOM 1 11'5" x 10'3" (3.50m x 3.14m)



Radiator, double glazed window.



### 3 PIECE SHOWER EN-SUITE



Suite in white comprising shower stall, pedestal wash hand basin, w.c., wall tiling, shaver point, radiator.

### BEDROOM 2 12'2" x 9'4" (3.72m x 2.87m)



Radiator, double glazed window.

### BATHROOM



3 piece suite in white comprising panel bath with shower over and mixer tap, pedestal wash hand basin and close couple w.c., wall tiling, shaver point, radiator, double glazed windows.

### OUTSIDE

### SINGLE CAR PARKING SPACE

### TENURE

The property is held on a LEASEHOLD tenure over a 999 year term from 2004 with Ground Rent of £125.00 per annum.

We understand that the present maintenance charge is approximately £1,400.00 per annum.

### COUNCIL TAX BAND

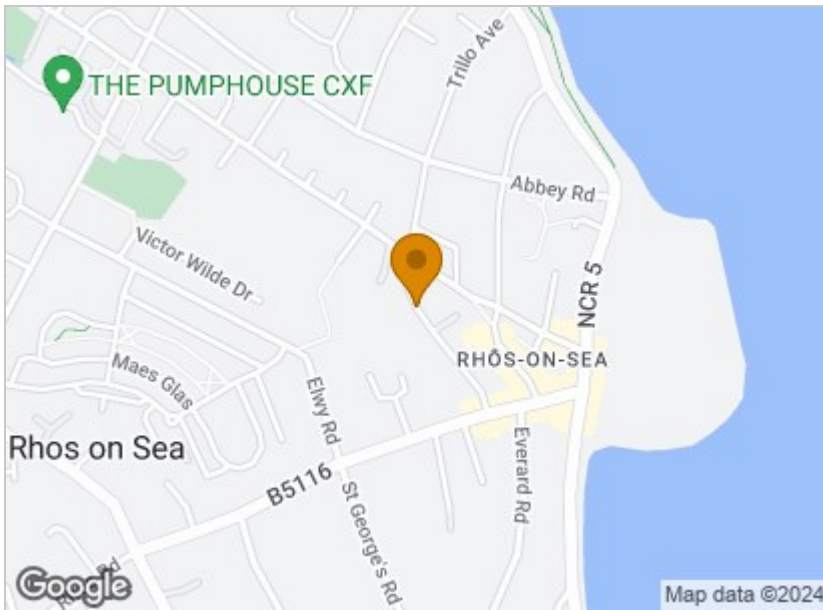
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GROUND FLOOR  
680 sq.ft. (63.2 sq.m.) approx.

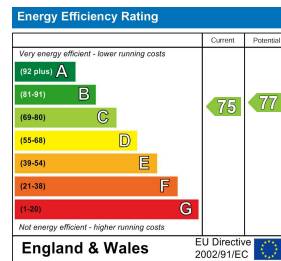


TOTAL FLOOR AREA - 680 sq.ft. (63.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 12/2022

### Area Map



### Energy Efficiency Graph



### Directions

From the Cayley Flyer Public House on the promenade in Rhos on Sea proceed towards Penrhyn Bay, and immediately turn left onto Rhos Road, follow the road up, take the 2nd turning on the right into Colwyn Crescent, Cwrt Peris is on the right hand side within 100 yards. A373 22/01/24

We will be pleased to arrange a viewing of this Home

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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.

