

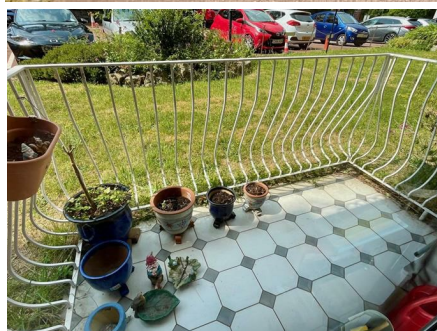
**Bryan Davies
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**AUCTIONEERS
●
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£84,950



www.bdahomesales.co.uk

THIS PURPOSE BUILT ONE BEDROOMED GROUND FLOOR RETIREMENT APARTMENT IS SITUATED IN A CONVENIENT RESIDENTIAL AREA BY THE PROMENADE AND WITHIN CLOSE PROXIMITY OF COLWYN BAY TOWN CENTRE AND SHOPPING PRECINCT. RHOS ON SEA VILLAGE WITH ITS LOCAL SHOPS PROMENADE, HARBOUR AND SPORTING AMENITIES IS WITHIN A MILE. The accommodation comprises: main entrance hall; residents lounge, laundry room and communal gardens. The apartment comprises: hall; lounge with double glazed sliding patio door to a balcony area; kitchen; one bedroom with built in wardrobes and a tiled wet room. The property benefits from electric heating and upvc double glazed windows. The property is held on Leasehold tenure over a 999 year lease with an annual ground rent of £100. The annual maintenance charge to 31st March 2025 was £2606.12.

MUST BE AGED OVER 55
NO PETS ALLOWED
NO HOLIDAY LETS
SUB LETTING ALLOWED

The Accommodation Comprises:-

FRONT DOOR TO:-

COMMUNAL HALL

LIFT AND STAIRWELL

SELF CONTAINED DOOR TO APT 2

HALL

Tiled floor, built in cupboard with electric metres and cylinder tank with immersion heater.

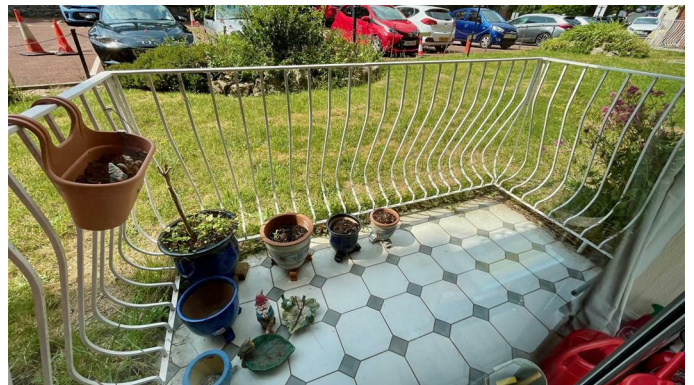
LOUNGE 17'1" x 9'5" (5.22m x 2.88m)



Economy 7 heating, upvc double glazed sliding patio door to enclosed terrace, security entry phone.



Sliding door to balcony



Arch from the lounge leads to:

KITCHEN 6'9" x 5'4" (2.08m x 1.65m)



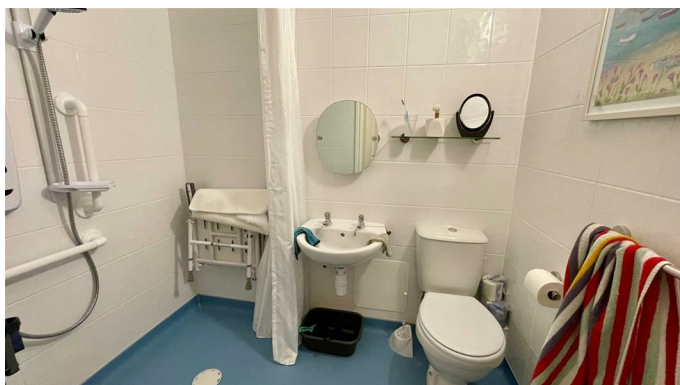
Base, wall and drawer units with round edged worktops, single drainer sink, built in electric oven and 4 ring ceramic hob, integrated fridge and freezer, wall tiling, vent axia.

BEDROOM 13'5" x 9'2" (4.11m x 2.80m)



Upvc double glazed window, electric wall mounted heater, built in wardrobe.

TILED WET ROOM



With 'Mira' advance electric shower, wash hand basin and close coupled wc in white, 'Dimplex' wall heater, extractor fan.

COUNCIL TAX

Is 'B' as obtained from www.conwy.gov.uk

TENURE

The property is held on a 'LEASEHOLD' tenure over a 999 year lease.

Ground rent £100 per annum.

The current annual maintenance charge to 31st March 2025 was £2606.12.

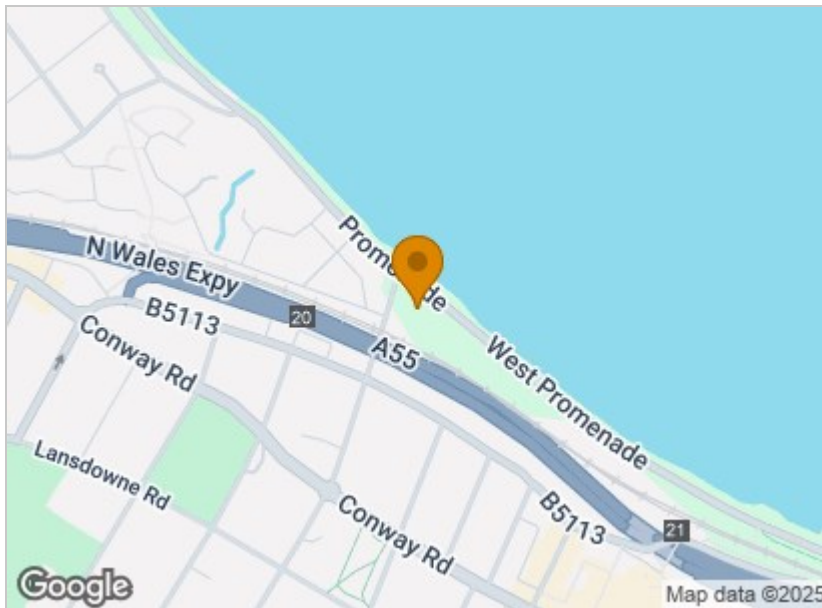
This years maintenance charge is awaited.

GROUND FLOOR

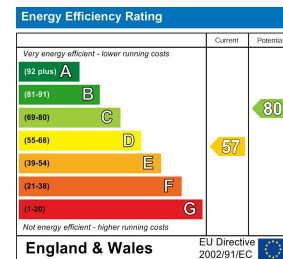


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Area Map



Energy Efficiency Graph



Directions

From the Co-Op in Rhos-on-Sea proceed towards the promenade and turn right, continue for approximately 3/4 mile then turn right into Marine Road and Princes Court is on the left hand side. Ref A722 05/06/25 Rev 17/09/25

We will be pleased to arrange a viewing of this Home

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

