

6 Cwrt Bryn Coed

Coed Pella Road, Colwyn Bay, Conwy, LL29 7BJ



PRICE: Offers over £85,000

Lease: 125 years from 2000

Property Description:

A ONE BEDROOM GROUND FLOOR APARTMENT BENEFITING FROM PRIVATE PATIO AREA AND RE-FITTED KITCHEN.

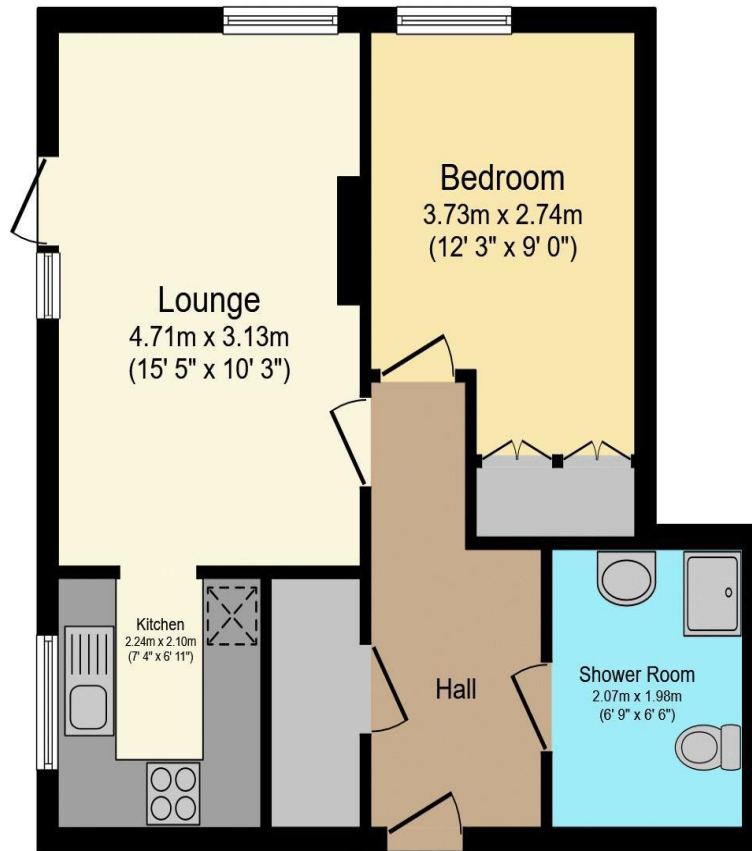
Cwrt Bryn Coed was constructed by McCarthy & Stone (Developments) Ltd and comprises 62 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and a bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge
24 Hour emergency Appello call system
Laundry room
Guest suite
Minimum Age 55

Development Manager
Video Entry System
Communal Gardens
Lease: 125 years from 2000



**For more details or to make an appointment to view, please contact
Charlotte Harvey**



Total floor area 44.6 m² (480 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/8/24

Annual Ground Rent:

£723.84

Ground Rent Period Review:

2044

Annual Service Charge:

£2,557.40

Council Tax Band:

C

Event Fees:

1% Transfer

1% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.