

**32 Swn Y Mor**

**78 Conway Road, Colwyn Bay, Conwy, LL29 7LE**



**PRICE: £59,000**

**Lease: 125 years from 1988**

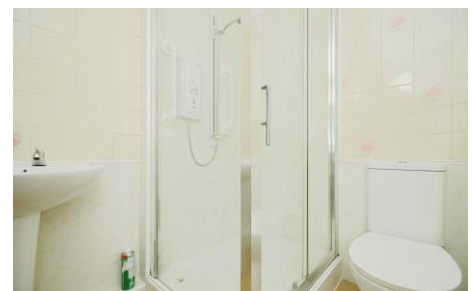
**Property Description:**

A FIRST FLOOR ONE BEDROOM RETIREMENT APARTMENT BENEFITING FROM RECENTLY BEING DECORATED THROUGHOUT, NEW CARPETS, NEW TOILET, NEW KITCHEN HOB AND NEW ELECTRICS/FUSE BOARD

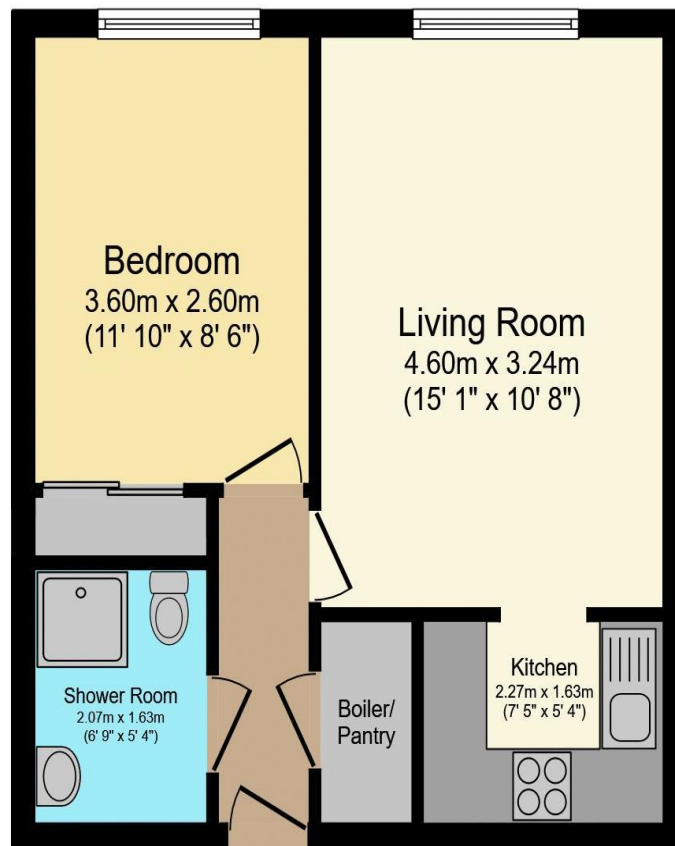
Swn Y Mor was constructed by McCarthy & Stone (Developments) Ltd and comprises 56 properties arranged over 4 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge  
Communal Laundry facilities  
24 hour emergency Appello call system  
Minimum Age 60  
Lift to all floors

Guest Suite with kitchen  
Development Manager  
Electric board replaced April 2025  
Lease 125 years from 1988

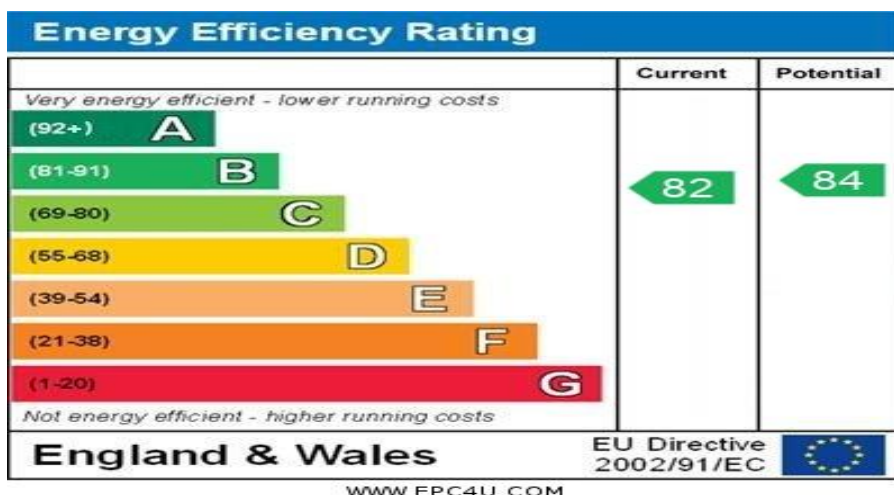


**For more details or to make an appointment to view, please contact  
Charlotte Harvey MNAEA**



Total floor area 37.6 sq.m. (405 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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**For Financial Year Ending:**

**31/08/25**

**Annual Ground Rent:**

**£437.62**

**Ground Rent Period Review:**

**2032**

**Annual Service Charge:**

**£2954.96**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**1% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
T: 0333 321 4060 F: 0333 321 4065 E: [enquiries@retirementhomesearch.co.uk](mailto:enquiries@retirementhomesearch.co.uk)

Retirement Homesearch Limited, Registered Office:  
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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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.