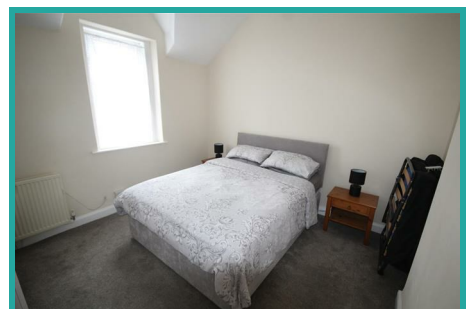




First Floor Flat 22 Grove Road, Colwyn Bay, Conwy LL29 8ER

Offers In The Region Of £57,500

A self contained 1 BEDROOM FIRST FLOOR FLAT in a convenient location at the end of a small cul-de-sac within a short level walk of the Shopping Precinct and Railway Station. An ideal investment opportunity the flat comprises LANDING HALLWAY, LOUNGE, KITCHEN, BEDROOM and LARGE BATHROOM. The flat is gas centrally heated and windows double glazed. Subject to a 999 year lease. Energy Rating 55D Potential 75C. No ongoing chain. Ref CB7575



Entrance

Communal Porch, door to First Floor Flat, Hall and stairs to Landing Hallway, central heating radiator

Lounge

11'9" x 9'10" (3.6 x 3.01)

Double glazed, central heating radiator, laminate flooring

Kitchen

7'10" x 6'2" (2.4 x 1.9)

Stainless steel sink unit, base and wall cupboards, double glazed, central heating radiator

Bedroom

11'5" x 11'5" (3.5 x 3.5)

Double glazed, central heating radiator

Bathroom

11'9" x 7'10" (3.6 x 2.4)

Panel bath, pedestal wash hand basin, w.c, laminate flooring, half tiled walls, central heating radiator, double glazed, built in airing cupboard and gas central heating boiler

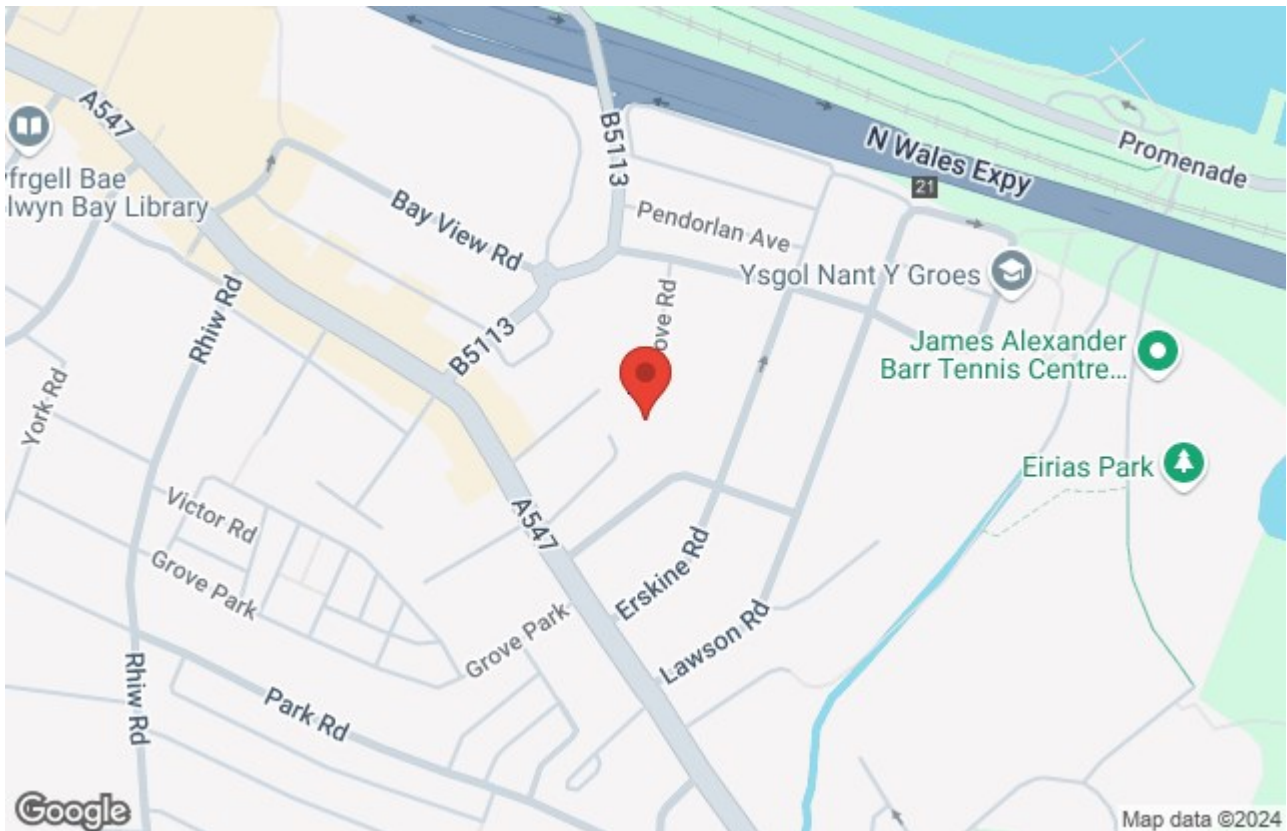
AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home

Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		55	75
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		58	75
EU Directive 2002/91/EC			

AGENTS NOTES;

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- NO FEE advice from the whole of the market
- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week, 9.00am – 8.00pm
Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun



t: 01492 534477

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The FSA does not regulate most buy to let mortgages.

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