



STERLING

ESTATE AGENTS & VALUERS



Flat 1 1 Princess Road, Old Colwyn, North Wales LL29 9PS

Asking Price £119,950

On the corner of Abergele Road and Princess Road in the centre of the village, an extremely spacious FIRST FLOOR FLAT of appeal, recently updated and improved, with vacant possession and ready to walk into. Approached by a communal entrance to the First Floor Level, Flat 1 comprises LONG HALLWAY, LARGE LOUNGE, LARGE DINING ROOM or BEDROOM, KITCHEN, MODERN SHOWER ROOM, BEDROOM, COT ROOM OR STUDY, GAS C.H. A leasehold sale with a new 125 year lease, £0.00 ground rent, annual buildings insurance (01.04.2023 – 31.03.2024) £250.00 and current annual service charge budget £375.00. EPC D60 Potential C74 Ref CB7591



Entrance

Communal Hall and Stairs off Princess Road to First Floor and Flat 1

Log Hallway

Central heating radiator and under stairs store

Large Lounge

18'4" x 17'4" (5.6 x 5.3)

Double aspect room with two bay windows, central heating radiator

Dining Room or Bedroom

18'8" x 14'1" (5.7 x 4.3)

Square bay window, central heating radiator

Fitted Kitchen

13'3" x 6'6" (4.06 x 2)

Stainless steel sink unit, stainless steel cooker hood, base cupboards and drawers with wood strip effect work top surfaces, built in oven and hob, central heating radiator, inset ceiling lighting, gas central heating boiler

Bedroom 2

13'3" x 10'0" (4.05 x 3.06)

Square bay window, central heating radiator, deep wardrobe recess

Dressing/Study Off

8'10" x 6'7" (2.7 x 2.02)

Single Bedroom/Cot Room

10'0" x 4'3" (3.07 x 1.3)

Central heating radiator

Modern Shower Room

8'10" x 4'3" (2.7 x 1.3)

Double shower cubicle and unit, w.c, wash hand basin, part tiled walls, heated towel radiator

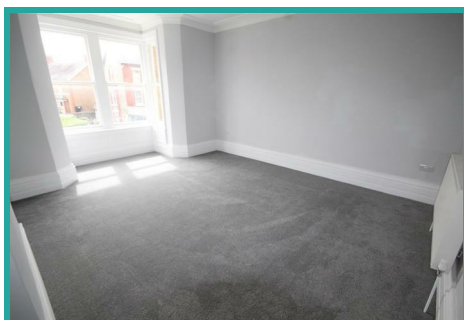
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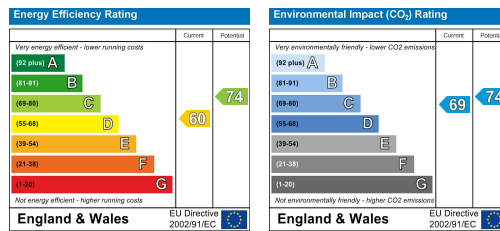
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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 These sites could well find a buyer for your own home.

PMA; WHEN WE WERE ASKED TO ARRANGE THIS SALE WE HAVE BEEN UNABLE TO VERIFY CERTAIN

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- Service available 7 days a week, 9.00am – 8.00pm
 Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun



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