



STERLING

ESTATE AGENTS & VALUERS

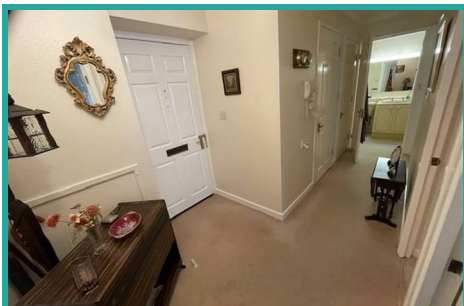


Apartment 54 Swn-y-Mor, Colwyn Bay, North Wales LL29 7LE

Asking Price £65,000

We are acting in the sale of the above property and have received an offer of £62,500.00 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

FIRST 12 MONTHS SERVICE CHARGES PAID FOR - A purpose built 2 BEDROOM TOP FLOOR RETIREMENT APARTMENT in Swn-y-Mor constructed by McCarthy & Stone. The building has 56 apartments arranged over four floors each served by a lift. 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. This is one of the larger style two bedroom apartments with a south facing enjoying the sun for most of the day. The accommodation affords HALL, LARGE LOUNGE, FITTED KITCHEN, 2 BEDROOMS and BATHROOM?SHOWER. There is a Residents Lounge, Communal Laundry, 24 hour emergency Apello system, Guest Apartment and in house Development Manager. NO CHAIN. EPC = C79 Potential B82. Ref CB7654.



33 Conway Road, Colwyn Bay, LL29 7AA

Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

Communal Vestibule and Reception Hall

Door security entry phone system, lift and stairs to all upper floors

Top Floor & Apartment 54

Hall

Built in airing cupboard and store cupboard

Lounge

13'9" x 11'1" (4.2 x 3.4)

Double glazed window with aspect onto Conwy Road, coved and artexed ceilings, fireplace surround with marble effect back and hearth, electric fire, night storage heater, archway to

Fitted Kitchen

7'2" x 6'10" (2.2 x 2.1)

Stainless steel sink unit, wall and base cupboards and drawers with wood effect trim, work top surfaces, 4 ring electric hob unit, built in oven, cooker extractor hood, coved ceilings, tiled walls

Bedroom 1

12'1" x 7'10" (3.7 x 2.4)

Double glazed window to front aspect, coved and artexed ceilings, built in double door mirror wardrobes, night storage heater

Bedroom 2

12'1" x 8'10" (3.7 x 2.7)

Double glazed window to front aspect, coved and artexed ceilings, built in double door mirror wardrobes, night storage heater

Bathroom

6'8" x 5'6" (2.04 x 1.7)

Panel bath, Heatrae shower unit, wash hand basin, w.c, tiled walls, wall mirror and light, Dimplex heater, shaver point

AGENTS NOTE

We are acting in the sale of the above property and have received an offer of £62,500.00 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

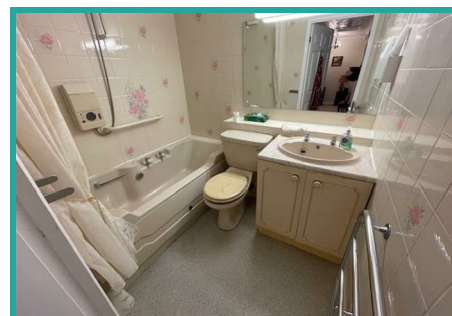
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

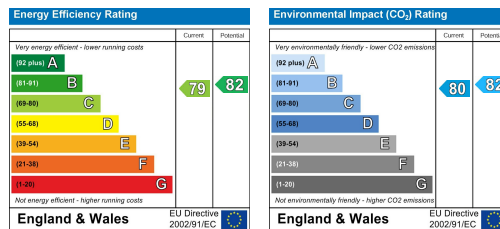
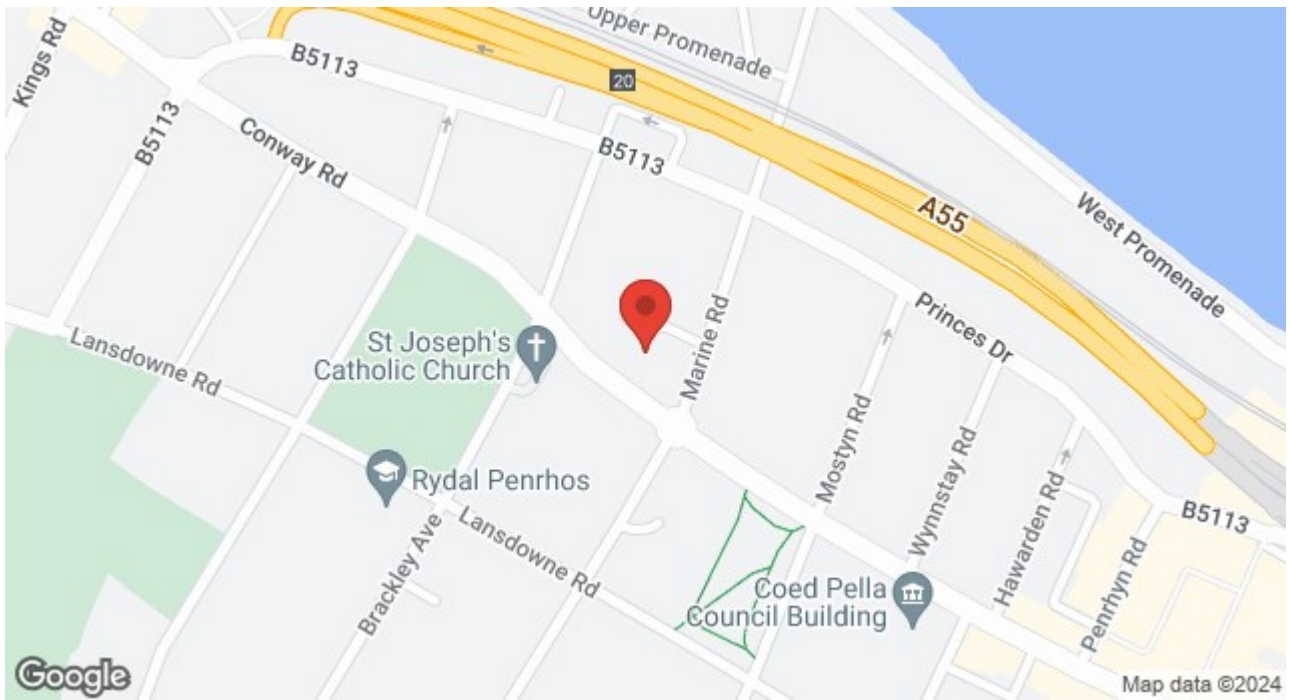
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for

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.

PMA; WHEN WE WERE ASKED TO ARRANGE THIS SALE WE HAVE BEEN UNABLE TO VERIFY CERTAIN INFORMATION. IN PARTICULAR NONE OF THE SERVICES, BOUNDARIES, FITTINGS, TENURE AND APPLIANCES, WHERE APPLICABLE, HAVE BEEN TESTED/CHECKED. NO WARRANTIES OF ANY KIND CAN BE GIVEN





AGENTS NOTES;

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.



No fee mortgage brokerage service

As a member of The Guild of Professional Estate Agents, Sterling Estates have access to The Guild of Professional Estate Agents Mortgage Services.

- 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

www.sterlingestates.co.uk



YOUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

The Guild of Professional Estate Agents Mortgage Services is provided by London & Country Mortgages Ltd, Beazer House, Lower Bristol Rd, Bath, BA2 3BA who are authorised and regulated by the Financial Services authority, FSA number 143002