



STERLING

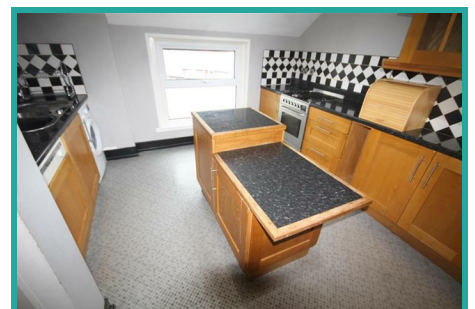
ESTATE AGENTS & VALUERS



Apartment 6 Mount Royal, Rhos-on-Sea, Colwyn Bay LL28 4ET

Asking Price £145,000

INVESTMENT OPPORTUNITY - Just a 'stones throw' from the beach and Cayley Promenade, a surprisingly spacious self contained 2/3 BEDROOM TOP FLOOR FLAT extending to just over 1,000 square feet offered for sale SUBJECT TO THE EXISTING TENANCY which commenced in January 2023 at a rental of £650 pcm. Within a short level walk of the village amenities, cafes and restaurants the flat is entered by a security door entry system into the Communal Vestibule and Hallway. On the second floor is Flat 6 comprising LONG L SHAPED HALLWAY, LOUNGE, DINING ROOM or BEDROOM 3, FITTED KITCHEN BREAKFAST ROOM, BATHROOM, 2 BEDROOMS, GAS C.H and DOUBLE GLAZING. Energy Rating 73C Potential 81B Ref CB7313



Entrance Vestibue

Security door entry phone system into the Communal Hallway, stairs to second floor and Flat 6

Long Hallway

Central heating radiator, double glazed window

Lounge

14'5" x 14'5" (4.4 x 4.4)

Fireplace surround, 2 double glazed windows with distant views to the hills and sea, Large Walk in Cupboard Box Room

Dining Room

12'5" x 8'10" (3.8 x 2.7)

Double glazed window, central heating radiator, distant views to the hills

Kitchen Breakfast Rom

13'5" x 12'1" (4.1 x 3.7)

Stainless steel sink unit, oak style base cupboards and drawers with black work top surfaces, island unit and 2 larder units, double glazed velux window, part tiled walls

Bedroom 1

12'1" x 11'5" (3.7 x 3.5)

Double glazed window to rear aspect, central heating radiator, fitted 6 wardrobe units

Bedroom 2

10'9" x 8'10" (3.3 x 2.7)

Double glazed, central heating radiator

Bathroom

11'1" x 4'7" (3.4 x 1.4)

Oval bath, shower taps, heated towel radiator, vanity wash hand basin, w.c, gas central heating boiler, double glazed, part tiled walls

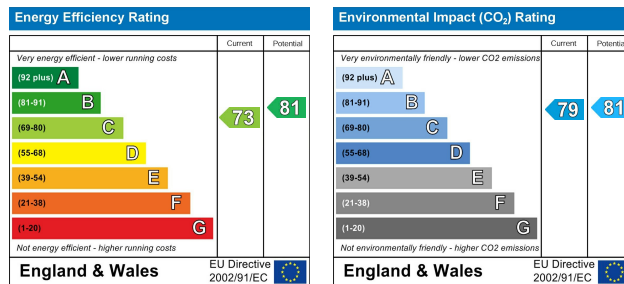
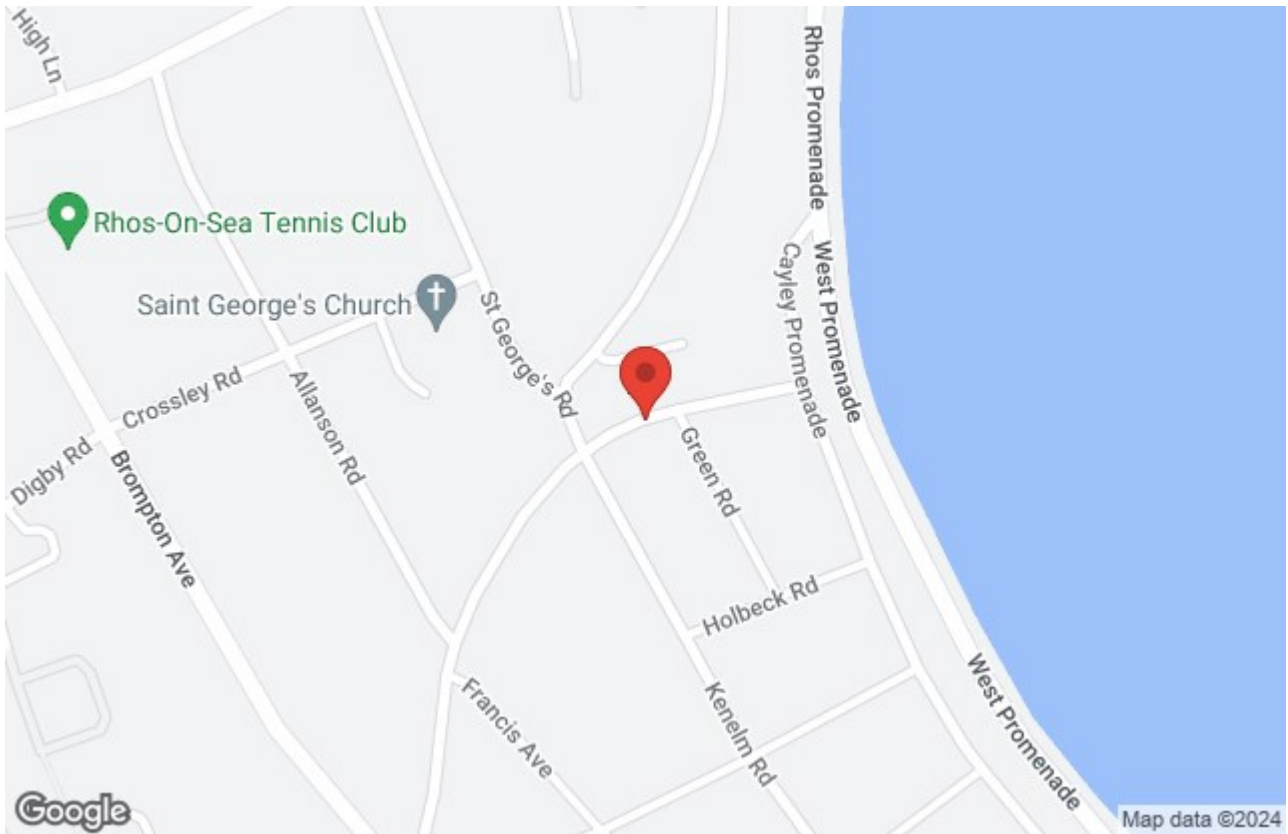
AGENT NOTE

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.





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 FSA does not regulate most buy to let mortgages.

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