



Flat 2 Penn Court  
Old Colwyn, North Wales LL29 9EY

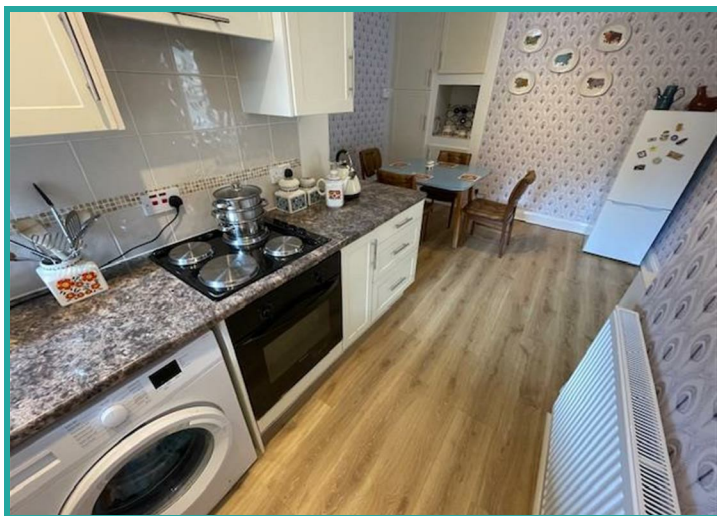
£190,000



**STERLING**

ESTATE AGENTS & VALUERS

A superbly updated and stunning GROUND FLOOR MANSION APARTMENT being just one of seven in this large detached stone built imposing building. Set above road level a particular of the Apartment are the superb lawn gardens and decking balcony areas, from the gardens there are stunning views over the coastline. The present owners have updated and improved the apartment to an exceptionally high standard, decorated throughout in Laura Ashley furnishings which must be viewed to fully appreciate. Having its own entrance into the PORCH/VESTIBULE this leads into the LARGE L SHAPED KITCHEN DINING ROOM, MODERN BATHROOM, INNER HALL TO THE IMPRESSIVE LOUNGE, 2 BEDROOMS, GAS C.H and DOUBLE GLAZED. Outside there is an allocated CAR PARKING SPACE. The property is offered for sale subject to a 999 year lease (from 1963), no holiday lets are permitted, the freehold is shared between the seven apartments with the owners operating their own management company and currently paying an annual £720 service charge each towards general maintenance and building insurance. Energy Rating D65 Potential C77. Council Tax Band C Ref CB7795  
WHITE GOODS ARE INCLUDED IN THE SALE, IT CAN ALSO BE SOLD FURNISHED.



### Entrance Porch

7'10" x 7'2" (2.4 x 2.2)

Double glazed front door, central heating radiator, fitted cupboard

### Superb Fitted Kitchen Dining

17'2 x 11'8 (5.23m x 3.56m)

L shaped room with fitted base cupboards and drawers, work top surfaces, tiled wall surround, single drainer sink unit, double glazed, built in electric oven, 4 ring hob unit, cooker extractor hood, gas central heating boiler, store cupboard and display cupboards, built in washer and tumble dryer, fridge freezer and dishwasher

### Bathroom

6'7" x 6'2" (2.03 x 1.9)

Panel bath, pedestal wash hand basin, w.c, tiled walls in black and white, decorative tiled flooring, heated towel radiator, shower unit

### Inner Hallway

### Lovely Lounge

20'2 x 11 (6.15m x 3.35m)

Decorative fireplace and gas fire, central heating radiator double glazed tilt and open french doors to rear balcony decking, decorative ceilings

### Bedroom 1

13'3 x 11'1 (4.04m x 3.38m)

Double glazed bay window overlooking the fine views, central heating radiator

### Bedroom 2

10'3 x 9 (3.12m x 2.74m)

Double glazed, wardrobe cupboard, central heating radiator

### Outside

The apartment is approached by a long sweeping communal driveway and Apartment 2 has its own allocated car parking space, Mature lawns sloping down to the driveway, balcony decking and an artificial grass sitting area. The views and sunsets from the gardens are quite stunning

### 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

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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;**

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
65	77	66	77

