



Flat 5 Rosehill 2 Queens Avenue, Colwyn Bay, North Wales LL29 7BE

£84,950

We are acting in the sale of the above property and have received an offer of £84,950 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contract takes place.

The Energy Performance Certificate is D.

Located in an excellent residential part of Colwyn Bay, not far from the town centre, Railway Station and Rydal School. Rosehill is a substantially built detached house converted into 5 self contained flats and is set in large corner grounds in an established residential road. Flat 5 is on the TOP FLOOR and affords COMMUNAL HALL, stairs to upper floors and TOP LANDING, HALL, LARGE LOUNGE, KITCHEN with APPLIANCES, 3 BEDROOMS, BATHROOM & SHOWER, CAR PARKING SPACES for 2. Energy Rating 64D Potential 69C. Council Tax Band C, Tenure 999 year Lease from 2006. Ref CB7800



Entrance

Communal Hall and Stairs to Top Floor, Landing, Door to Flat 5

Hall

Central heating radiator

Lounge

21'11" x 20'4" (6.7 x 6.2)

Including the bay window, double glazed measuring 5.05 x 3.3, 2 central heating radiators

Kitchen

10'5" x 8'10" (3.2 x 2.7)

Stainless steel sink unit, base cupboards and drawers with black work top surfaces, 4 ring gas hob unit, built in electric oven, laminate flooring, central heating radiator, as central heating boiler

Bedroom 1

20'0" x 15'8" (6.1 x 4.8)

2 double glazed windows, 2 central heating radiators

Bedroom 2

10'9" x 10'5" (3.3 x 3.2)

Double glazed, central heating radiator

Bedroom 3

9'6" x 8'10" (2.9 x 2.7)

Central heating radiator, double glazed, distant sea views, roof void cupboard

Bathroom

6'2" x 5'10" (1.9 x 1.8)

Panel bath, shower unit and screen, pedestal wash hand basin, w.c, central heating radiator, laminate flooring, Separate second w.c with wash hand basin, central heating radiator

Outside

Communal lawn gardens surround the house, parking for 2 cars, access off Queens Park

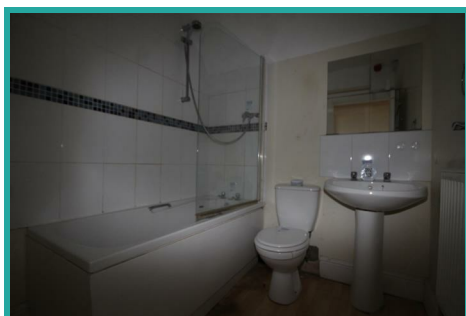
AGENTS NOTE

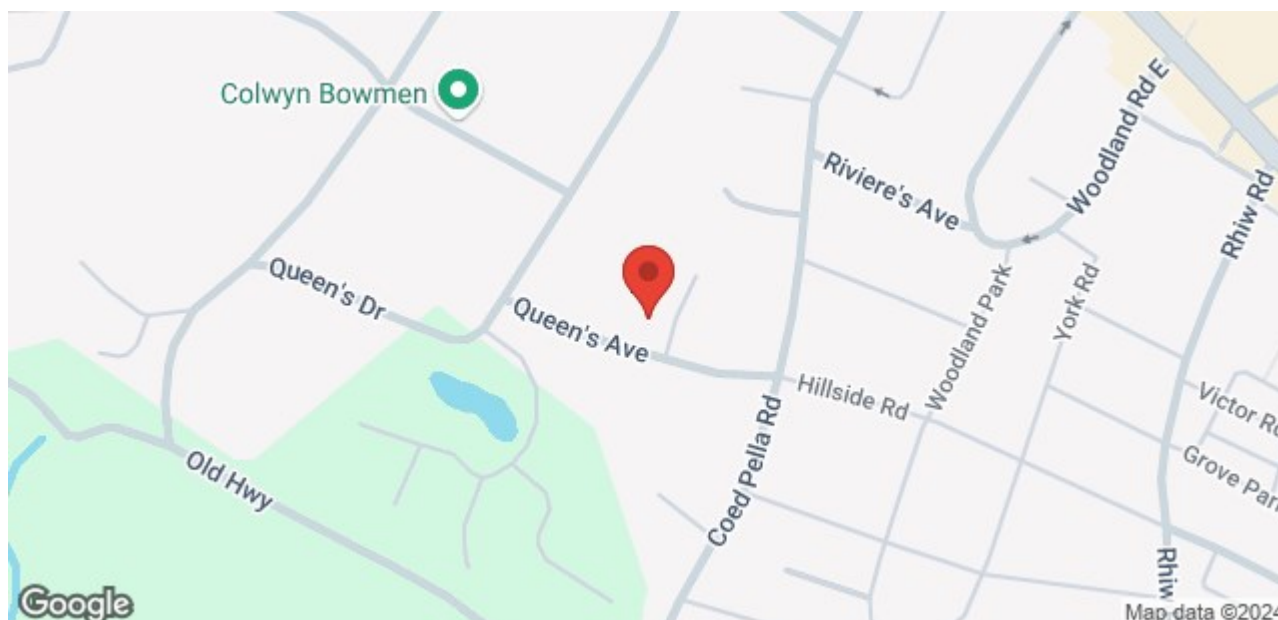
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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 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 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. ACCORDINGLY PROSPECTIVE BUYERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.





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		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		EU Directive 2002/91/EC	

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.

