

**Apartment 17 Ocean View, Rhos-on-Sea  
Colwyn Bay LL28 4FD**



**£269,950**

## Apartment 17 Ocean View, Rhos-on-Sea, Colwyn Bay LL28 4FD

A highly specified 2 BEDROOM FIRST FLOOR APARTMENT in the recently constructed OCEAN VIEW DEVELOPMENT, occupying a superb MARINE LOCATION on the sea front with panoramic views of the coastline. The immaculately presented interior must be viewed to appreciate the high quality finish and attention to detail that has created this beautiful and stylish home. There is a secure communal entrance with stairs and lift to the apartment which comprises of HALLWAY, LARGE OPEN PLAN LOUNGE, DINING ROOM & FITTED KITCHEN with access onto the BALCONY, 2 DOUBLE BEDROOMS (MASTER EN SUITE) and MODERN BATHROOM. At lower level and access off the promenade is the INTEGRAL GARAGING with electric roller shutter door and allocated parking bay for Apartment 17. Energy Rating B85 Potential B85. Council Tax Band D. Ref CB775

### Entrance

Communal Hall, Stairs and Lift to all Floors

### First Floor Apartment 17

Central heating radiator, wall mounted camera entry system, built in store/cloak cupboard, access to lounge/diner, two bedrooms and bathroom.

### Open Plan Lounge Dining

15'8" x 15'1" (4.8 x 4.6)

Double glazed door to balcony with glass balustrading, 2 x double glazed windows, two central heating radiators, television point. Balcony looking down Penrhos Road to the promenade and the lovely beach and promenade

### Fitted Kitchen

9'3" x 7'2" (2.84 x 2.19)

Double glazed window, central heating boiler within cupboard space, range of high gloss wall and base units with top work surfaces over and plinth lights, one and a half bowl stainless steel sink and drainer with mixer tap, integrated electric oven, four ring ceramic hob with extractor fan overhead, integrated fridge and freezer, dishwasher, washer/dryer, ceramic tile flooring.

### Main Bedroom

13'9" x 9'2" (4.2 x 2.8)

Fitted 3 door wardrobe, double glazed, central heating radiator

### En Suite Shower Room

Quadrant shower cubicle with mains fed mixer valve, WC, pedestal wash hand basin with touch sensitive mirror above, shaver point, chrome heated towel rail, part ceramic tiled walls, ceramic tiled flooring.

### Bedroom 2

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

Double glazed window, radiator, mirrored sliding doors to built in wardrobe space, TV socket point.

### Bathroom

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

Bath and panel with low level shower hose attachment, shower screen, WC, pedestal wash hand basin, touch sensitive wall mirror, chrome heated towel rail, part ceramic tiled walls, ceramic tiled floor.

### Parking

Allocated secure sub level parking bay with remote control access. through the electric roller shutter door access off the promenade. Internal door to the lift and stairs

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://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 NOTE









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	85	85
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	85	85
EU Directive 2002/91/EC		

#### AGENTS NOTES;

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