

9 Woodlea Gardens, Rhos-on-Sea Colwyn Bay LL28 4AP







£195,000

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Located in one of the sought after residential areas of Rhos-on-Sea, a PURPOSE BUILT 2 BEDROOM GROUND FLOOR APARTMENT with GARAGE surrounded by well kept established grounds and resident's car parking. The Apartment is situated not far from Rhos On Sea and the West End of Colwyn Bay with all of their amenities including shops, schools and restaurants, Regular bus services run close by and access onto the A55 expressway is only a few minutes away. From the COMMUNAL HALL is APARTMENT 9 and HALLWAY, 2 DOUBLE BEDROOMS, BATHROOM, KITCHEN, LARGE LOUNGE DINING ROOM with patio doors onto the lovely grounds. GAS C.H and DOUBLE GLAZING. Awaiting EPC. Tenure 999 year lease, Ground Rent & Maintenance £134.56 pcm and the Apartment has a 1/18th share of the Freehold. Council Tax Band D. Ref CB7819

Communal Hall

Front door to Apartment 9

Hallway

Coved ceilings, 2 central heating radiators, linen cupboard

Bedroom 1

12'5" x 10'5" (3.8 x 3.2)

Double glazed, central heating radiator, wash hand basin, fitted wall shelving

Bedroom 2

12'9" x 9'2" (3.9 x 2.8)

Double glazed, central heating radiator, wash hand basin

Bathroom

7'2" x 5'2" (2.2 x 1.6)

Panel bath, pedestal wash hand basin, w.c, tiled walls, mirror, central heating radiator,

Kitchen

11'5" x 7'10" (3.5 x 2.4)

Sink unit, range of base cupboards and drawers, work top surfaces, Worcester gas central heating boiler, wall units, central heating radiator, double glazed window overlooking the mature grounds

Large Lounge and Dining Room

23'3" x 10'9" x 10'0" (7.1 x 3.3 x 3.06)

Double glazed patio doors with aspect to the established grounds, coved ceilings, fireplace surround with marble back, electric fire, 2 central heating radiators, double glazed window

The Garage

Single Garage in the block on the right, towards the end of the driveway. Visitors car parking

The Gardens

The Apartment is surrounding by well kept communal lawned gardens and small trees, borders and pathways

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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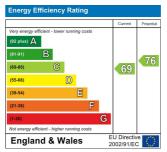


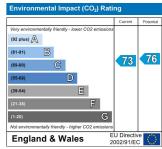












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