



STERLING

ESTATE AGENTS & VALUERS

**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

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.





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		69	76
		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		73	76
		EU Directive 2002/91/EC	

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