

**Apartment 10 Rhoslan Park, Colwyn Bay
North Wales LL29 7HR**



£89,500

Apartment 10 Rhoslan Park, Colwyn Bay, North Wales LL29 7HR

This immaculately presented retirement apartment offers a perfect blend of comfort and convenience, situated on the ground floor of a purpose-built development, located not far from the town centre and beach/promenade. Well worth inspection to fully appreciate the tasteful interior the accommodation briefly affords HALL, LOUNGE, FITTED KITCHEN, MODERN SHOWER ROOM, 2 BEDROOMS, ELECTRIC HEATING and DOUBLE GLAZING. Car parking is available by application. Rhoslan Park also provides a large residents lounge, kitchen, guest apartment and laundry facilities. Regular bus services pass the door. Energy Rating 73C Potential 82B. Council Tax Band B. Tenure Leasehold for 125 years from 1993. Ref CB7863

Entrance Hall

8'2" x 6'5" (2.5 x 1.98)

Night storage heater, coved ceilings, cloaks cupboard and airing cupboard

Lovely Lounge

15'8" x 10'8" (4.78m x 3.25m)

Double glazed square bay window to front aspect, wood grain style flooring, electric fire, coved ceilings, night storage heater, archway to

Fitted Kitchen

7'2" x 5'6" (2.2 x 1.7)

White gloss style base cupboards and drawers with black work top surfaces, Stoves electric double oven, built in microwave, 4 ring electric hob unit, stainless steel cooker hood, brick effect tiled walls in white, carousel unit, stainless steel sink unit, wall mounted pull out draining shelf

Bedroom 1

14'1" x 7'6" (4.3 x 2.3)

Double glazed window, wood grain style flooring, 2 x 3 tier chests, one and half fitted wardrobe, double door mirror wardrobe, top cupboards

Bedroom 2

10'2" x 8'2" (3.1 x 2.5)

Double glazed, wood grain style flooring, coved ceilings

Modern Shower Room

7'6" x 5'6" (2.3 x 1.7)

Double shower cubicle and unit, w.c, vanity wash hand basin, tiled walls and mosaic scroll relief, heated towel radiator, black tiled floor, coved ceilings, wall mirror and lighting

Tenure

Leasehold for 125 years from 1993. Ground Rent £333.81 payable twice a year. Service Charge £4248.10 (to include the water rates, ground rent)

AGENTS NOTE

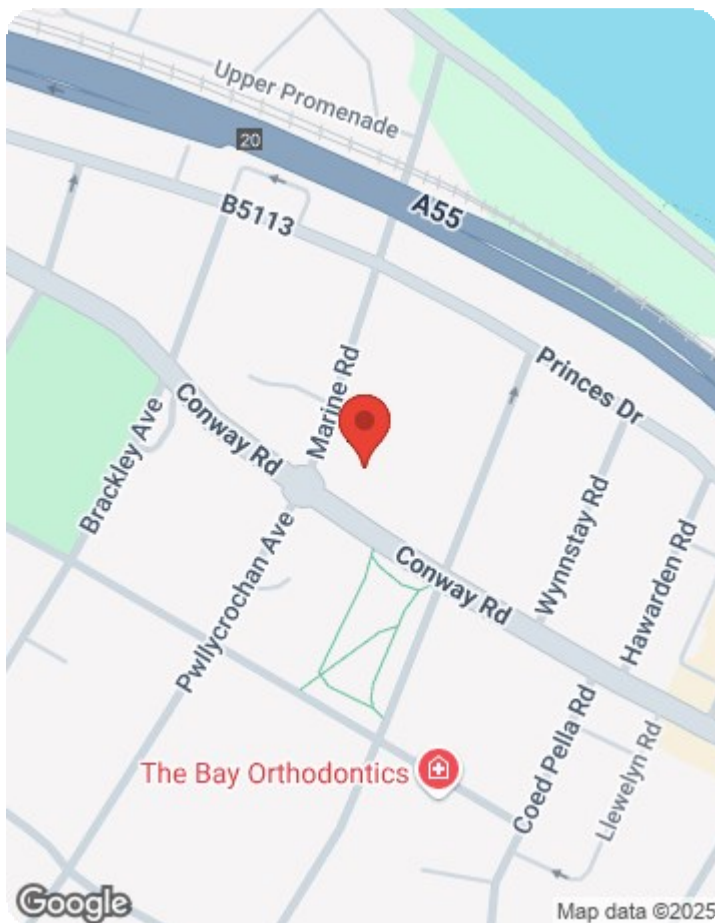
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Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is 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		73	82
		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		82	82
(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;

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