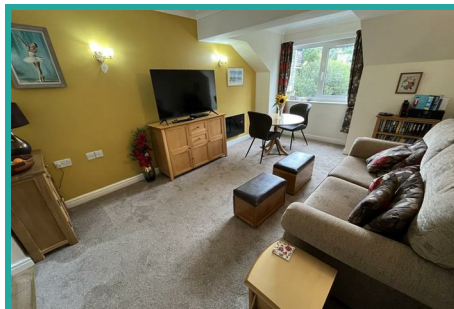
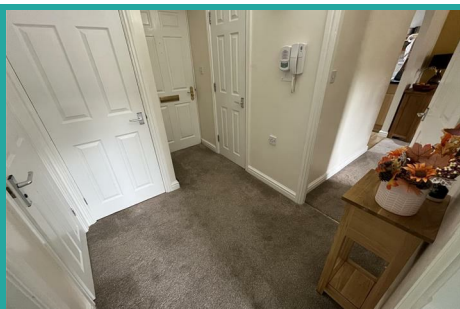




## **Apartment 59 Rhoslan Park, Colwyn Bay, North Wales LL29 7HR**

**£85,000**

A beautifully updated and improved TOP FLOOR 2 BEDROOM RETIREMENT APARTMENT ready to walk into and well worth viewing. A retirement development for people over 55 which includes a residents lounge, communal laundry room, luggage/storage room, guest rooms, site manager and 24-hour emergency cord line assistance. On the third floor and approached by a passenger lift or stairs the apartment is opposite the lift and comprises of SPACIOUS HALL & STORES, LOUNGE DINING, FITTED KITCHEN, MODERN BATHROOM & SHOWER. There is UPVC double glazing and electric heating. Outside there are the communal gardens and residents car park. The apartment enjoys a pleasant outlook from the front opposite St. Johns Church and distant views to the Colwyn Heights. Regular bus services pass the door and the town centre is a short walk away. Tenure Leasehold, Council Tax Band B, Energy Rating 69C Potential 82B. Ref CB7973



### Entrance Hall

10'9 x 8'11 (3.28m x 2.72m)

Coved and artexed ceilings, built in storage airing cupboard, built in cloaks cupboard

### Lounge Dining

15'9 x 11'9 (4.80m x 3.58m)

Double glazed window to front aspect, coved ceilings, DMD Collective electric heater, 3 wall lights, archway to

### Fitted Kitchen

7'6 x 5'11 (2.29m x 1.80m)

Range of beech style base cupboards and drawers with black pattern work top surfaces, 4 ring Beko electric hob unit, built in electric oven, wall units and concealed lighting, stainless steel sink unit, spice rack, built in fridge and freezer

### Bedroom 1

13'10 x 8 (4.22m x 2.44m)

Double glazed window, electric wall radiator heater, 2 double door mirror wardrobes

### Bedroom 2

10'6 x 8'6 (3.20m x 2.59m)

Double glazed, coved ceilings, electric wall radiator heater

### Beautifully Appointed Bathroom

7'11 x 5'9 (2.41m x 1.75m)

White suite of shower bath screen and shower unit, vanity wash hand basin, w.c, tiled walls, mirror and vanity light, coved ceilings, electric heater

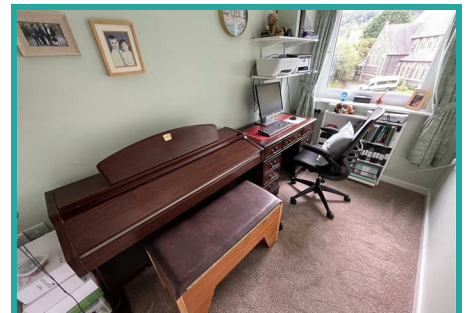
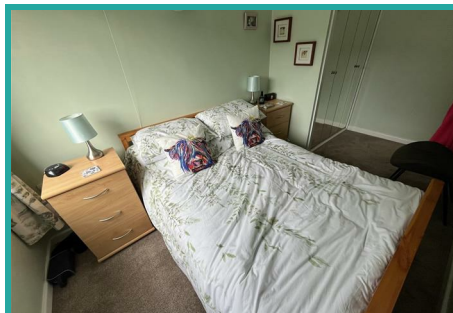
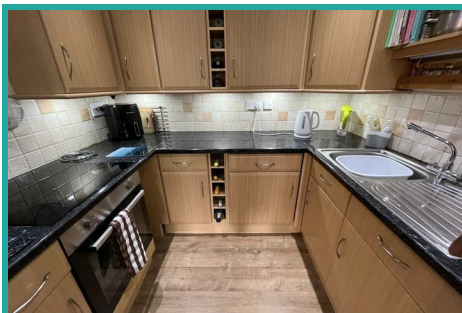
### AGENTS NOTE

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)

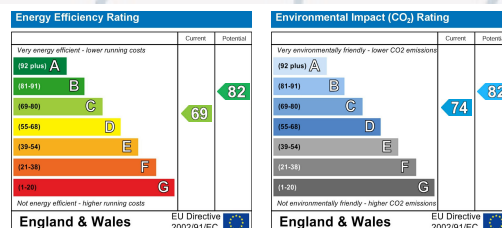
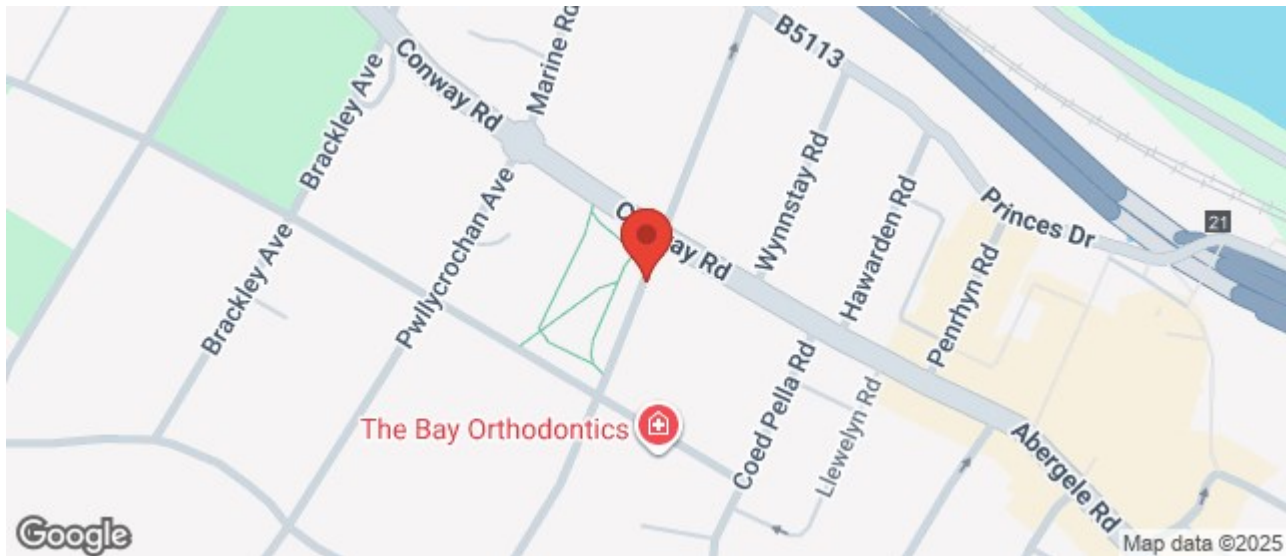
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://www.guildproperty.co.uk) These sites could well find a buyer for your own home.

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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 NOTES;

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This is entirely without obligation.

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These sites could well find a buyer for your own home.

