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Fletcher & Poole



Score	Energy rating
1-20	G
21-38	F
39-54	E
55-68	D
69-80	C
81-91	B
92+	A

Current	Potential
80 C	85 B



Flat 21, Rhoslan Park
 76 Conway Road,
 Colwyn Bay,
 LL29 7HR

Beautifully Presented Two Bedroom First Floor Retirement Apartment

Description

This purpose built two bedroom first floor retirement apartment is part of Rhoslan Park, a well-maintained development for people over 55 which is close to all the amenities of Colwyn Bay On a local bus route and a short walk to the Beach and Promenade.

Rhoslan Park benefits from lifts and stairs to all floors, communal residents lounge, communal laundry room, site manager and 24-hour emergency cord line assistance. This beautifully presented apartment comprises of an entrance hallway, lounge which leads into the modern fully fitted kitchen with a built in fridge, separate built in freezer, built in microwave, ceramic hob, fan electric oven and corner carousel base storage unit, two bedrooms, one of which has fitted wardrobes and a bathroom. There is UPVC double glazing and electric heating. Outside there are communal gardens and a private car park.

- ✓ BEAUTIFULLY PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ PART OF A WELL MAINTAINED RETIREMENT DEVELOPMENT
- ✓ CONVENIENT LOCATION CLOSE TO LOCAL AMENITIES
- ✓ COMMUNAL GARDENS & CAR PARK

Lounge

4.15m x 3.24m (13'8" x 10'8")



Kitchen

2.31m x 1.78m (7'7" x 5'10")



Bedroom One

4.46m x 2.31m (14'8" x 7'7")



Bedroom Two

3.35m x 1.80m (11'0" x 5'11")

Bathroom

2.30m x 1.66m (7'7" x 5'6")



NB:AGENTS NOTES

Leasehold property on a 120 year lease from June 1993

Annual Ground Rent is £667.68

Service charge is £1574.41 every 6 months (including reserves)

Service charge includes:

Buildings insurance, water rates, lift maintenance, use of communal laundry, communal heating, window cleaning and communal cleaning & grounds maintenance

Location

Situated close to the centre of Colwyn Bay which has a variety of local shops and other amenities. It is conveniently located near to the A55 dual carriageway for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn towards the Promenade, turn right onto the Promenade, continue along turning right by The Toad Public House, at the crossroads go straight across onto Marine Road, Rhoslan Park can be found at the end of the road on the left.

Council Tax Band: "B" (provided on www.voa.gov.uk)

Energy Performance Rating Band C

Two Bedroom First Floor Retirement Apartment

Flat 21, Rhoslan Park
76 Conway Road,
Colwyn Bay,
LL29 7HR

£69,950

Reduced From £79,950
NO CHAIN

Reference Number: RP3445
24/01/24

Fletcher & Poole,
1A, Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

Registered Company

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email: rhosonseafletcherpoole.com
web: www.fletcherpoole.com

