

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole



140a Coed Coch Road
Old Colwyn
LL29 9UN

One Bedroom First Floor Apartment For The Over 55's Situated Close To Local Amenities

Description

This one bedroom first floor apartment is managed by Clwyd Alyn Housing. Specifically for people over 55 years old. The purchase of the property works on a leasehold scheme for the over 55's where you would purchase the property based on a 70% market value and would sell the property based on a 70% market value. The lease is 60 years once purchased. It is one of four purpose built apartments situated on Coed Coch Road overlooking the Fairy Glen woodlands, close to the local shops & amenities of Old Colwyn.

The apartment in brief comprises of:
Own private entrance, stairs to the first floor, hallway, lounge, kitchen, double bedroom and bathroom.
The apartment benefits from gas central heating and UPVC double glazing throughout.
To the rear there is a communal garden overlooking the golf course and parking available to the front.

- ✓ ONE BEDROOM FIRST FLOOR APARTMENT
- ✓ BEING SOLD UNDER THE CLWYD ALYN LEASEHOLD SCHEME FOR PEOPLE OVER 55 YEARS OLD
- ✓ ADVERTISED PRICE IS 70% OF THE PROPERTY VALUE
- ✓ OVERLOOKING THE FAIRY GLEN WOODLANDS TO THE FRONT & GOLF COURSE TO THE REAR
- ✓ OFF ROAD PARKING
- ✓ COMMUNAL GARDEN TO THE REAR
- ✓ NO CHAIN

Lounge

3.98m x 3.31m (13'1" x 10'10")



Kitchen

2.97m x 1.76m (9'9" x 5'9")



Bedroom

3.30m x 3.07m (10'10" x 10'1")



Bathroom

2.05m x 1.76m (6'9" x 5'9")



Location

The property is located in Old Colwyn with its local shops and other facilities. The larger resort town of Colwyn Bay with its variety of shops is approximately one mile distance. The A55 dual carriageway is close by for easy access to Chester and the motorways beyond.

Directions

From the Rhos on Sea office turn right towards the Promenade, turn right onto the Promenade, continue along this road turning right for Old Colwyn, continue to the roundabout, take the first exit onto Abergele Road, Coed Coch Road is the third turning on the right.

Council Tax Band: "A" (provided on www.voa.gov.uk)
Energy Performance Rating Band TBC

NB Leasehold property with a 60 year lease that is renewed on each purchase

Maintenance Fee of £106.83 per month

1 Bedroom
First Floor
Apartment

140a Coed Coch Road
Old Colwyn
LL29 9UN

£57,750

Reference Number: RP3603
31/05/24

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

Registered Company
Number 4687367

Valuation

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

Viewing

By appointment contact:

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email: rhos@fletcherpoole.com
web: www.fletcherpoole.com

