We endeavor 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 related unless otherwise stated) and no warranty can be given as to their condition.

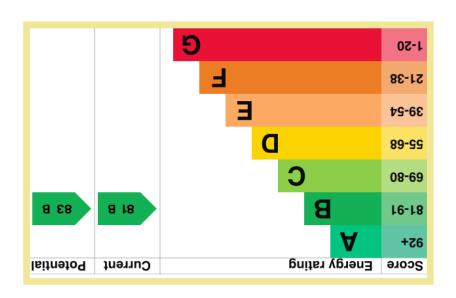
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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Please contact us before viewing the property, if there is any point of particularly important if you are contemplating traveling some distance to view the property. If there is any point of particularly important if you are contemplating traveling some distance to view the property.

#### www.fletcherpoole.com









# One Bedroom Second Floor Retirement Apartment Situated Close To Local Amenities

## Description

This one bedroom second floor retirement apartment is part of Cwrt Bryn Coed, a well maintained development for over 55's. The facilities include lift and stairs to all floors, a communal lounge, laundry room, guest room and Careline in all apartments. The apartment comprises of hallway with a good size store cupboard, lounge/diner, kitchen, bedroom with built in wardrobes and a shower room. There is double glazing throughout and electric heaters. Outside there are communal gardens.

- ✓ ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT
- ✓ SITUATED CLOSE TO THE LOCAL AMENITIES OF COLWYN BAY
- ✓ PART OF A WELL MAINTAINED DEVELOPMENT
- ✓ ACCESS TO COMMUNAL GARDENS
- **✓ NO CHAIN**

### Lounge/Diner

7.34m x 3.25m (24'1" x 10'8")



Kitchen

2.30m x 2.05m (7'7" x 6'9")



#### Bedroom

2.78m x 4.89m (9'2" x 16' 1")



#### **Shower Room**

2.08m x 1.69m (6'10" x 5'7")



#### Location

The property is situated in a sought after area perfectly located for the A55 and all local amenities and within an hours drive of Chester and the motorways beyond. The property is neighboured by Rydal Penrhos School.

#### **Directions**

From our Rhos-on-Sea office turn right onto the promenade and continue along the promenade, turn right after the Toad Pub, straight ahead at the crossroads onto Marine Road, at the mini roundabout turn left onto Conway road, take the second right turn onto Coed Pella Road where Cwrt Bryn Coed can be found on the right hand side.

Council Tax Band: "C"

Energy Performance Rating Band : B

Agents Notes: Ground Rent £361.92 every 6 months. Leasehold on a 125 year lease from 2000. Service charge is £2,348 per annum to include water rates, laundry, building insurance, window cleaning, communal cleaning and maintenance of communal gardens.

1 Bedroom Second Floor Apartment

Apt 36, Cwrt Bryn Coed Coed Pella Road Colwyn Bay LL29 7BJ

# £64,950

#### **NO CHAIN**

Reference Number:RP3623 18/06/24

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:

tel: 01492 549178

email

rhosonsea@fletcherpoole.com web: <u>www.fletcherpoole.com</u>









