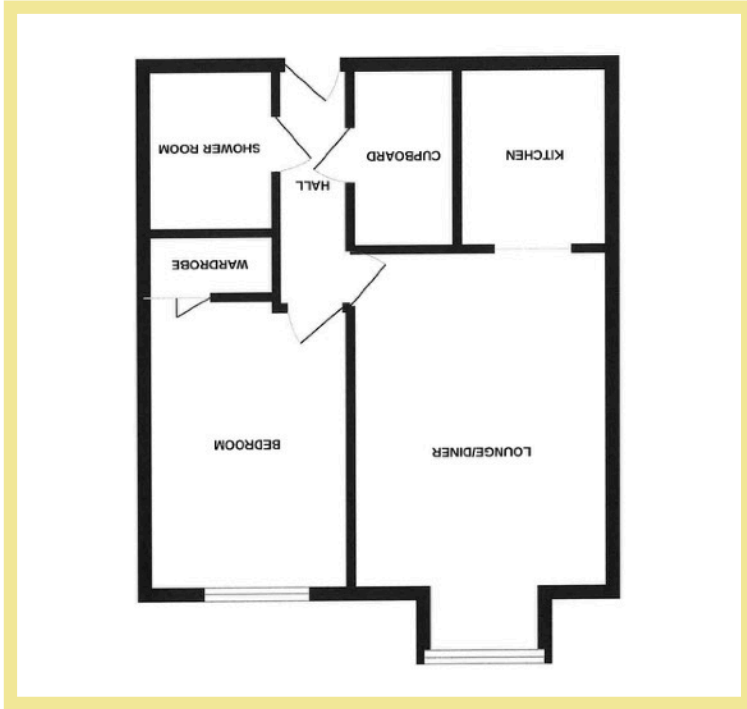


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	79 C	
81-91	B		85 B
92+	A		



Apt 18, Rhoslan Park
76 Conway Road,
Colwyn Bay,
LL29 7HR

One Bedroom First Floor Apartment Situated Close To Local Amenities

Description

This one bedroom first floor retirement apartment is part of Rhoslan Park, a well maintained development for people over 55. Situated close to the local amenities of Colwyn Bay and only a short walk to the promenade.

The well presented accommodation comprises of hallway with a good size storage cupboard, lounge/diner opening into a kitchen with fitted appliances, double bedroom with fitted wardrobes and a shower room. There is upvc double glazing and storage heaters which were fitted less than two years ago. Rhoslan Park has a secure communal entrance, lift and stairs to all floors, a residents lounge, communal laundry room, site manager and 24 hour emergency cord line assistance.

Outside there are communal gardens and private car park with the option to reserve a space.

- ✓ ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT
- ✓ WELL PRESENTED ACCOMMODATION
- ✓ CONVENIENT LOCATION FOR AMENITIES
- ✓ PART OF A WELL MAINTAINED DEVELOPMENT FOR PEOPLE OVER 55
- ✓ NO CHAIN

Lounge/Diner

5.69m x 3.26m (18'8" x 10'9")



Kitchen

2.28m x 1.77m (7'6" x 5'10")



Bedroom

4.04m x 2.62m (13'3" x 8'7")



Shower Room

2.04m x 1.64m (6'8" x 5'5")



Agents Notes: Leasehold property. 120 year lease from June 1993. Ground rent is £455.88 per annum. Maintenance charge of £2355.52.

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

One Bedroom
First Floor
Retirement Apartment

Apt 18, Rhoslan Park
76 Conway Road,
Colwyn Bay,
LL29 7HR

£59,950

NO CHAIN

Reference Number:RP2913
9/08/24

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: www.fletcherpoole.com

