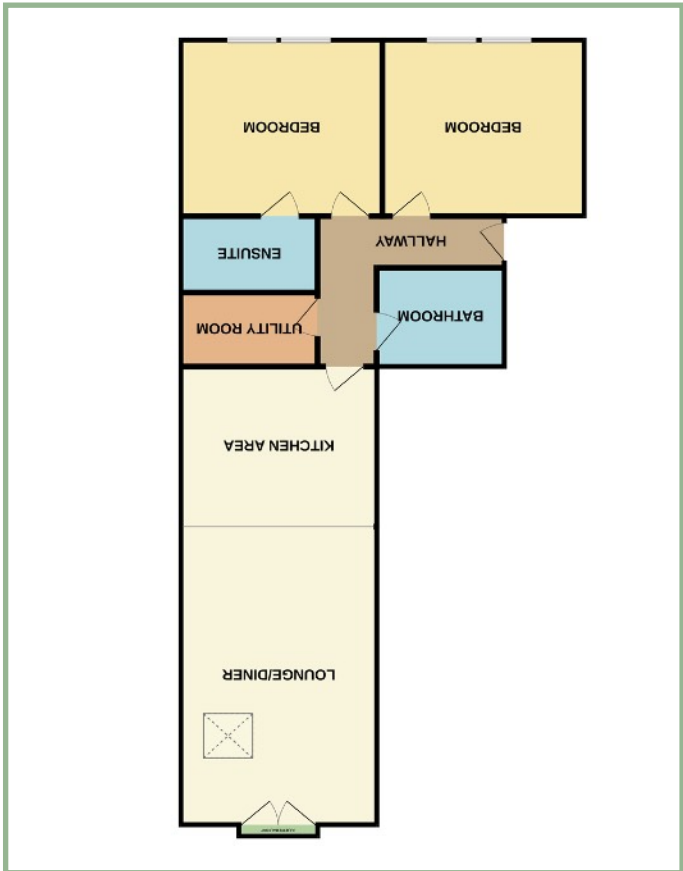


Fletcher & Poole



Apt. 18, Forest Hills  
53/55 Oak Drive  
Colwyn Bay  
LL29 7YP



# Modern Two Bedroom Third Floor Apartment With Far Reaching Sea Views

## Description

This modern two bedroom third floor apartment is part of Forest Hills situated close to the amenities of Colwyn Bay and all transport links. Due to its elevated position the property benefits from far reaching sea views that can be enjoyed from the Juliette balcony off the lounge area. The rooms are light and spacious and must be viewed to truly appreciate the size and location. Outside there is an allocated parking space and storage unit in the basement. The apartment accommodation comprises of hallway, large open plan lounge, kitchen, diner, separate utility room, two good size double bedrooms, one with an ensuite shower room and a family bathroom. There is gas central heating and UPVC double glazing.

- ✓ MODERN TWO BEDROOM THIRD FLOOR APARTMENT
- ✓ FAR REACHING SEA VIEWS
- ✓ LIGHT & SPACIOUS ACCOMMODATION INCLUDING LARGE OPEN PLAN LOUNGE/ KITCHEN/DINER
- ✓ ALLOCATED PARKING SPACE
- ✓ NO CHAIN

## Lounge/Kitchen/Diner

30' 6" x 13' 0" (9.30m x 3.96m)



Council Tax Band: D (provided on [voa.gov.uk](https://www.voa.gov.uk))

Energy Performance Rating Band B

Agents Notes: Property is leasehold on a 125 year lease from 2013.  
Management fee is £724 per 6 months

## Utility Room

9' 1" x 4' 11" (2.76m x 1.49m)

## Bedroom One

13' 5" x 11' 8" (4.09m x 3.56m)



## En-Suite

9' 2" x 5' 1" (2.78m x 1.54m)



## Bedroom Two

13' 5" x 11' 9" (4.09m x 3.57m)

## Bathroom

8' 6" x 6' 7" (2.59m x 2.00m)

## Outside

The gardens are landscaped with allocated parking space for number 18. There is also a large private and secure storage room in the basement.

## Location

Situated in a sought after conservation area perfectly located for the A55 and all local amenities and within an hours drive of Chester and Liverpool.

## Directions

From our Rhos On Sea office turn towards the Promenade, turn right onto the promenade, turn right by The Toad public house, go straight across at the crossroads onto Marine Road, at the mini roundabout go straight across onto Pwllcrochan Road, at the crossroads turn right onto Lansdowne Road, continue. up Kings Road, turn left onto Oak Drive.

2 Bedroom  
Third Floor  
Apartment

APT 18, Forest Hills  
53/55 Oak Drive  
Colwyn Bay  
LL29 7YP

£214,950

NO CHAIN

Reference Number RP3757  
14/10/2024  
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: [rhos@fletcherpoole.com](mailto:rhos@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

