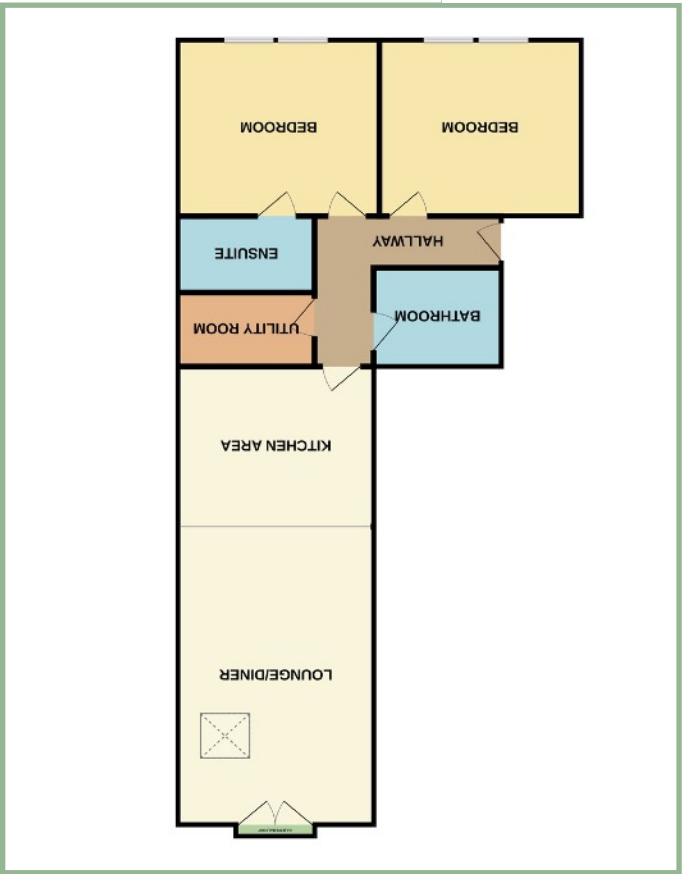


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



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 TBC

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

£199,950

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
web: www.fletcherpoole.com

