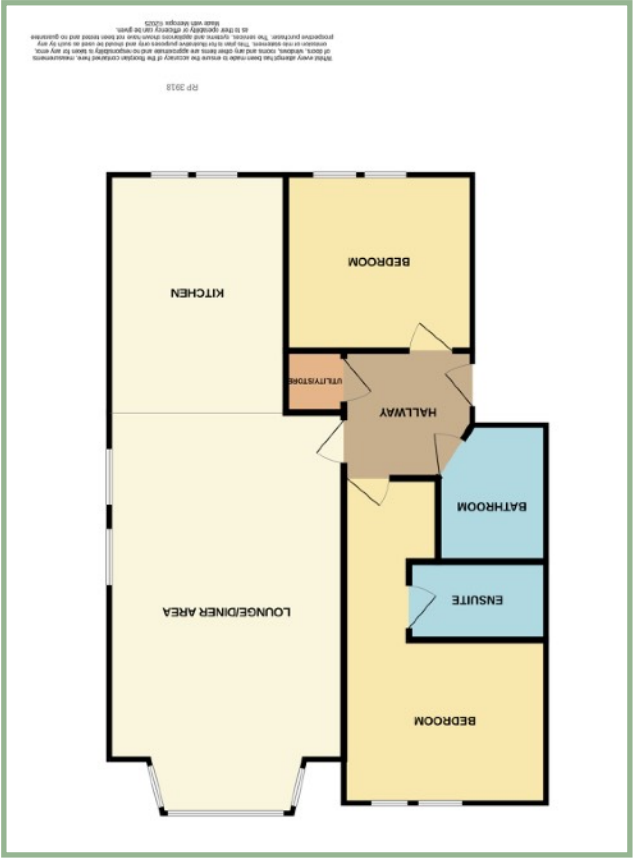
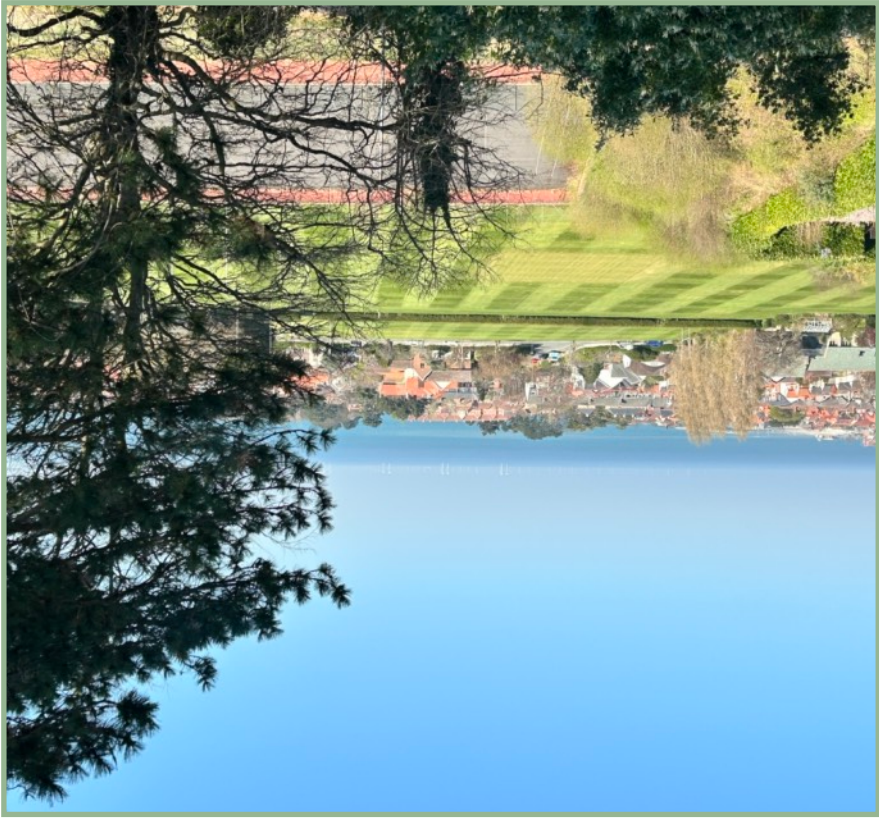


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Apt. 15, Forest Hills
53/55 Oak Drive
Colwyn Bay
LL29 7YP

Modern Two Bedroom Second Floor Apartment With Distant Sea Views

Description

This modern two bedroom second floor apartment is part of Forest Hills a well maintained development close to the amenities of Colwyn Bay and all transport links. The good size accommodation benefits from distance sea views and is well worth viewing to appreciate the size and layout of the rooms. There is a secure communal entrance with stairs and lifts to all floors and the apartment accommodation comprises of hallway with a good size store room that accommodates the washing machine, a light and spacious lounge, kitchen and dining room, two double bedrooms, the master with an ensuite shower room and a family bathroom. There is UPVC double glazing and gas central heating. Outside there is an allocated parking space and a private storage unit in the basement.

- ✓ MODERN TWO BEDROOM SECOND FLOOR APARTMENT
- ✓ GOOD SIZE ACCOMMODATION WITH DISTANT SEA VIEWS
- ✓ VIEWING RECOMMENDED TO APPRECIATE THE SIZE AND LAYOUT
- ✓ PART OF A WELL MAINTAINED DEVELOPMENT CLOSE TO AMENITIES
- ✓ ALLOCATED PARKING & PERSONAL STORAGE ROOM

Lounge/Kitchen/Diner

37' 7"x 13' 10" (11.46m x 4.20m) Maximum



Lounge/Dining Area

23'4" x 13' 10" (7.11m x 4.20m)



Kitchen Area

14' 0" x 10' 5" (4.27m x 3.16m)

Bedroom One

19' 7" x 11'11" (5.98m x 3.63m) Maximum



En-Suite

8' 5" x 4'7" (2.55m x 1.40m)



Bedroom Two

11' 0" x 10' 4" (3.35m x 3.15m)

Bathroom

7' 5" x 6'3" (2.25m x 1.91m) Maximum

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.

Council Tax Band: D (provided on voa.gov.uk)

Energy Performance Rating Band B

Agents Notes: Property is leasehold on a 125 year lease from 2013

Management fee TBC

2 Bedroom
Second Floor
Apartment

APT 15, Forest Hills
53/55 Oak Drive
Colwyn Bay
LL29 7YP

£194,950

Reduced From £199,950

Reference Number RP3918

3/04/2025

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		