

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



Fully Refurbished One Bedroom Ground Floor Retirement Apartment Situated Close To Local Amenities & Promenade

Description

This well presented one bedroom ground floor apartment has been fully refurbished by the current owner in the last two years to include, new windows, new Dimplex electric radiators throughout, new modern fitted kitchen, new wet room, new carpets and redecorated throughout. Viewing is highly recommended to appreciate the presentation throughout and location. Rhoslan Park is a well-maintained development for people over 55 which includes a resident's lounge, communal laundry room, site manager and 24 hour emergency cord line assistance. The apartment comprises a good size hall with built in storage cupboard, spacious light lounge/diner with access to a modern fitted kitchen with fridge, a good-sized double bedroom with built in mirrored wardrobes, and a modern contemporary wet room. Outside there are well maintained communal gardens and potential to have an allocated parking space.

- ✓ FULLY REFURBISHED ONE BEDROOM GROUND FLOOR APARTMENT
- ✓ SITUATED CLOSE TO LOCAL AMENITIES & PROMENADE
- ✓ NEW KITCHEN, BATHROOM, REDECORATED & CARPETS THROUGHOUT
- ✓ SUNNY LIGHT APARTMENT
- ✓ WELL MAINTAINED COMMUNAL GARDENS

Lounge/Diner

3.27m x 5.08m (10'9"x 16'8")



Kitchen

1.93m x 2.31m (6'4" x 7'7")

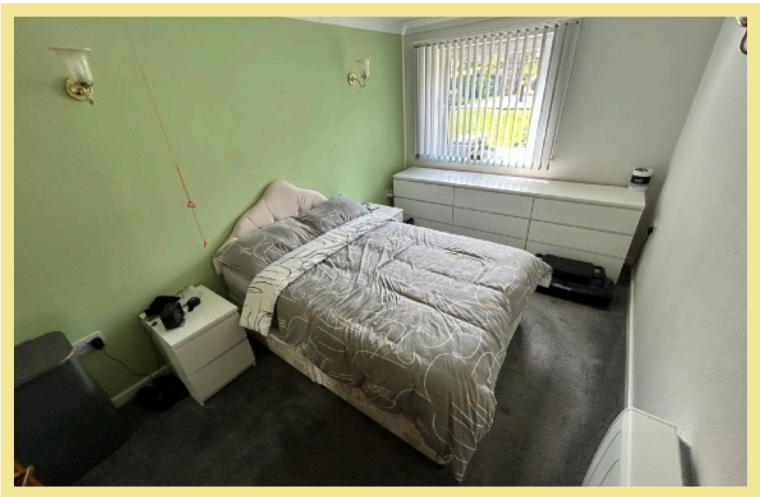


Cupboard

1.34m x 2.31m (4'5" x 7'7")

Bedroom

2.58m x 3.70m (8'6" x 12'2")



Wet Room

1.66m x 2.09m (5'6" x 6'10")



NB:AGENTS NOTES
Leasehold property on a 120 year lease from June 1993

Ground Rent is £356.01 bi-annually
Service charge is £1400.67 bi-annually

Service charge includes:
Reserve fund contribution.
Buildings insurance, water rates, lift maintenance, use of communal laundry, communal heating, window cleaning and communal cleaning & grounds maintenance
Parking (dependent on availability) £50 bi-annually.
If required apply to house manager.

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 B

One Bedroom
Ground Floor
Retirement Apartment

Flat 1, Rhoslan Park
76 Conway Road,
Colwyn Bay,
LL29 7HR

£69,950

Reference Number:RP3943
24/04/25

Fletcher & Poole,
1A, Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

Registered Company

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:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		