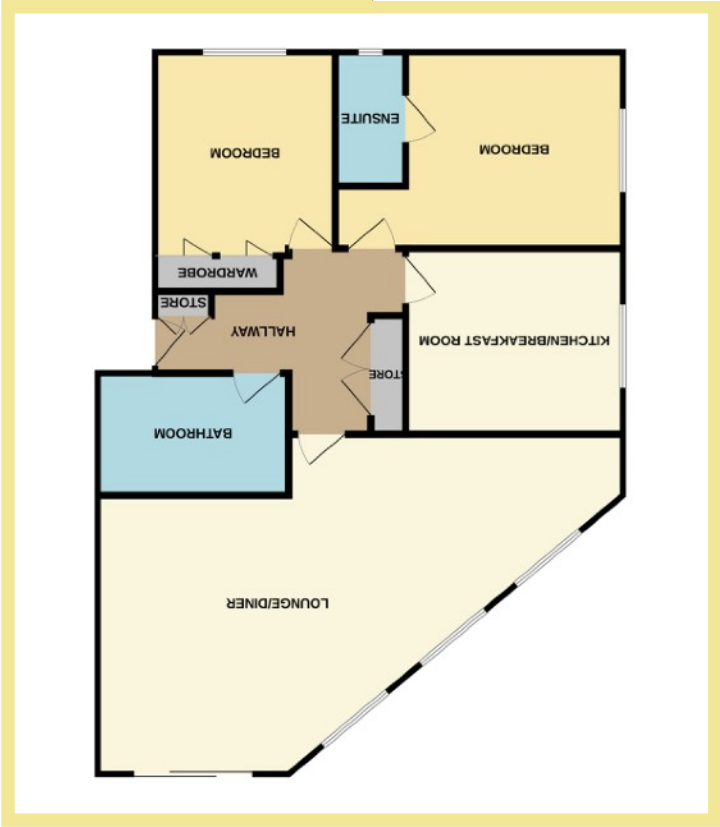


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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.13, College Court
Rhos on Sea
LL28 4HR



Two Bedroom Ground Floor Apartment With Uninterrupted Sea & Coastline Views

Description

This two-bedroom ground floor apartment is situated in a sought after location on The Cayley Promenade and enjoys uninterrupted sea and coastline views. The accommodation is light and spacious including a large lounge/diner with access onto a paved seating area and two double bedrooms. Viewing is recommended to appreciate the size and layout.

Part of the well maintained development Cwrt Y Coleg there are communal grounds with visitor parking and each apartment benefits from off road parking and a garage.

There is a secure communal entrance into a block of four apartments. The accommodation comprises of hallway with two built in storage cupboards, a large lounge/diner with those amazing views and a sliding glazed door onto the covered seating area, kitchen/breakfast room, two double bedrooms, one with an ensuite shower room and a good size bathroom. There is UPVC double glazing and gas central heating.

- ✓ TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ SITUATED IN A SOUGHT AFTER LOCATION
- ✓ ENJOYS UNINTERRUPTED SEA AND COASTLINE VIEWS
- ✓ LIGHT AND SPACIOUS ACCOMMODATION
- ✓ OFF ROAD PARKING & GARAGE
- ✓ NO CHAIN

Hallway

4.31 x 3.07m (14'2" x 10'1") Maximum

Lounge/Diner

8.83m x 5.89m (28'11" x 19'4") Maximum



Kitchen/Breakfast Room

3.52m x 3.04m (11'7" x 10'0")



Bedroom One

4.95m x 3.27m (16'3" x 10'9") Maximum



Ensuite

2.22m x 1.15m (7'4" x 3'9")



Bedroom Two

3.21m x 2.90m (10'7" x 9'6")

Bathroom

3.26m x 2.08m (10'8" x 6'10")

Garage

5.63m x 2.97m (18'5" x 9'9")

Location

The property is located in the popular coastal resort of Rhos On Sea with its wealth of local shops and other facilities. The larger resorts of Llandudno and Colwyn Bay are approximately three miles and one mile respectively and it is conveniently located for easy access to the A55 dual carriageway for Chester and the motorways beyond, also the main rail line Holyhead to Euston.

Directions

From the Rhos on Sea office turn towards the Promenade, turn right onto the Promenade and take the second right onto Cayley Promenade, carry straight on remaining on Cayley Promenade, take the 4th right onto Llannerch Road East and College Court can be found on the right.

Council Tax Band: "F" (provided on www.voa.gov.uk)
Energy Efficiency Rating Band C

NB Apartment is leasehold on a 999 year lease from 2023
Service charge £950 every 6 months which includes building insurance, fire system, ground maintenance and any external repairs.
There is a managing agent along with a managing company formed by the residents.

2 Bedroom Ground Floor Apartment

Apt.13, College Court
Rhos on Sea
LL28 4HR

£329,950

NO CHAIN

Reference Number:RP3984
30/05/25

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: rhosonseafletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		