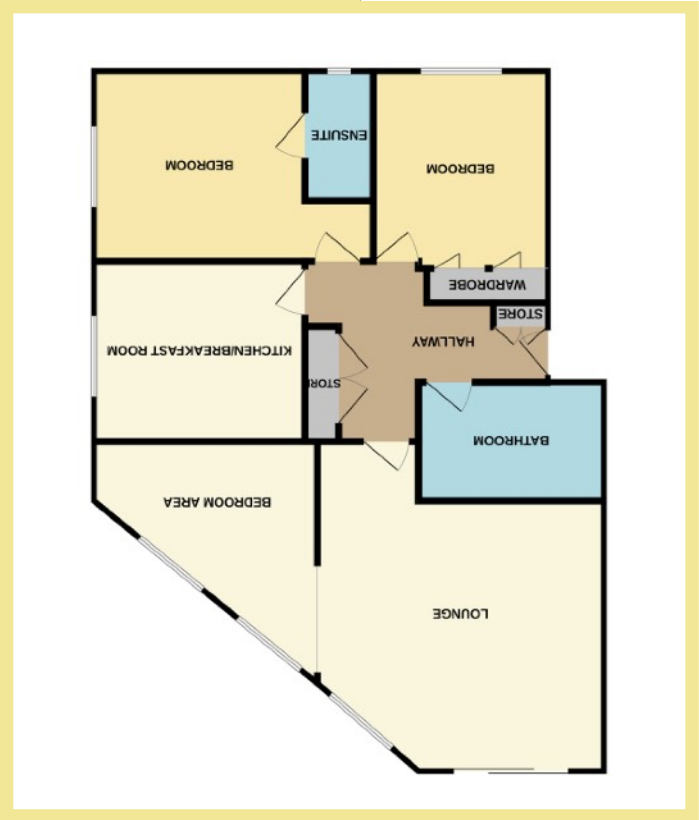


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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.14, 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 good-sized accommodation includes a lounge which benefits from those amazing views and with direct access onto a paved seating area. The current vendors have also created a third bedroom off the lounge. 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 lounge with a sliding glazed door onto the covered seating area, kitchen/ breakfast room, two double bedrooms, one with an ensuite shower room, a third bedroom created off the lounge 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 & COASTLINE VIEWS
- ✓ GOOD SIZE ACCOMMODATION
- ✓ OFF ROAD PARKING & GARAGE
- ✓ NO CHAIN

## Hallway

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

## Lounge

5.89m x 5.19m (19'4" x 17'0") Maximum



## Kitchen/Breakfast Room

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



## Bedroom Off Lounge

4.62m x 3.38m (15'2" x 11'1")

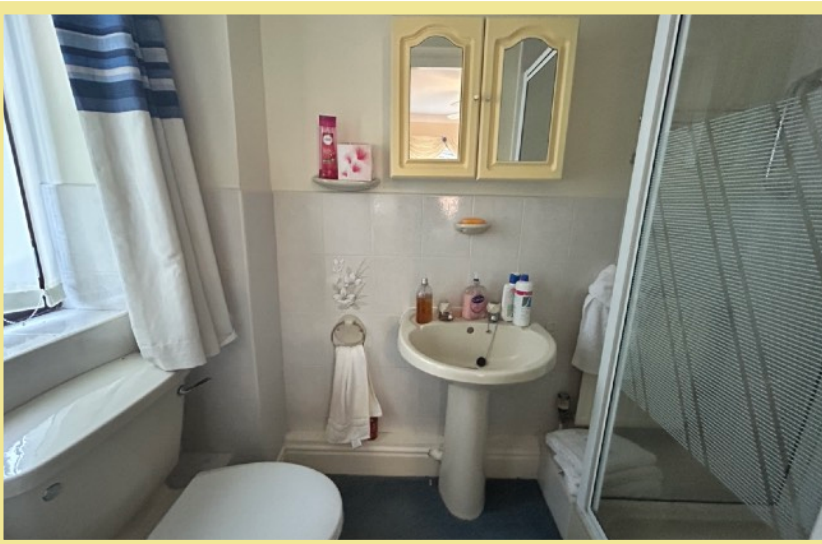
## Bedroom One

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

3.27m x 2.08m (10'9" x 6'10")

## 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](http://www.voa.gov.uk))  
Energy Efficiency Rating Band TBC

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.14, College Court  
Rhos on Sea  
LL28 4HR

£329,950

NO CHAIN

Reference Number:RP3985  
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](mailto:rhosonseafletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

