

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



Flat 10, Rhoslan Park
76 Conway Road,
Colwyn Bay,
LL29 7HR

Two Bedroom Ground Floor Retirement Apartment Situated Close To Local Amenities & Promenade

Description

This beautifully maintained two bedroom ground floor retirement is part of Rhoslan Park, a well maintained development for people over 55 which includes a residents lounge, communal laundry room, luggage/storage room, guest rooms, site manager and 24-hour emergency cord line assistance.

The apartment comprises of a hallway with two large built in storage cupboards, lounge/diner with access to the modern fitted kitchen which has an integrated double oven and fridge and 'lazy susans' in the cupboards, two double bedrooms, the master with fitted wardrobes and a shower room. There is UPVC double glazing and electric heating. Outside there are the communal gardens and residents car park with the option to reserve a space.

- ✓ TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT
- ✓ BEAUTIFULLY MAINTAINED ACCOMMODATION BENEFITTING FROM TWO DOUBLE BEDROOMS
- ✓ SITUATED CLOSE TO LOCAL AMENITIES, ALL TRANSPORT LINKS & THE PROMENADE
- ✓ WELL MAINTAINED DEVELOPMENT FOR PEOPLE OVER 55
- ✓ COMMUNAL GROUNDS & CAR PARK

Hallway

2.86m x 2.57m (9'5" x 8'5") Maximum

Lounge

4.69m x 3.27m (15'5" x 10'9") Maximum



Kitchen

2.21m x 1.75m (7'3" x 5'9")



Bedroom One

4.22m x 2.33m (13'10" x 7'8")



Bedroom Two

3.15m x 2.58m (10'4" x 8'6")

Shower Room

2.34m x 1.67m (7'8" x 5'6")



Agents Notes: Leasehold property. 120 year lease from June 1993.

Ground rent is £333.81 every 6 months

Maintenance charge of £1649.61 every 6 months

Car parking £50 every 6 months

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 TBC

Two Bedroom Ground Floor Retirement Apartment

Flat 10, Rhoslan Park
76 Conway Road,
Colwyn Bay,
LL29 7HR

£79,950

Reduced From £89,500

Reference Number: RP3993
5/06/25

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

