

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.2, Princess Court
Marine Road
Colwyn Bay
LL29 8PJ

One Bedroom Ground Floor Apartment Situated Close To The Promenade & Local Amenities

Description

This one-bedroom ground floor apartment is located close to the promenade & beach and is within walking distance to the local shops and other amenities in both Rhos On Sea & Colwyn Bay. Situated in the Princess Court development for the over 55's offering a secure communal entrance, lift to all floors, communal residents lounge, laundry room and refuse room. The apartment in brief comprises of:- Entrance hallway with good sized storage cupboard, lounge/diner with a patio door onto a small outside space, kitchen, one double bedroom with fitted wardrobes and modern contemporary wet room. UPVC double glazing and electric heating throughout. Viewing is essential to appreciate the location this property has to offer.

- ✓ ONE BEDROOM GROUND FLOOR APARTMENT
- ✓ SITUATED CLOSE TO THE PROMENADE AND LOCAL AMENITIES
- ✓ OPEN PLAN LOUNGE/DINER
- ✓ GROUND FLOOR WITH OUTSIDE SPACE

Lounge/Diner

5.33m x 2.90m (17'6" x 9'6")



Kitchen

2.08m x 1.65m (6'10" x 5'5")



Bedroom One

4.27m x 2.79m (14'0" x 9'2")



Wardrobe

1.32m x 0.69m (4'4" x 2'4")

Wet Room

2.03m x 1.53m (6'8" x 5'0")



Cupboard

1.59m x 0.78m (5'3" x 2'7")

Location

The property is located near 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 3 miles and 1 mile respectively 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 right towards the Promenade, turn right onto the Promenade, continue along the Promenade for a short distance, Princess Court can be found on the right hand side just past The Toad public house.

Council Tax Band: "B" (provided on www.voa.gov.uk)
Energy Performance Rating Band D

NB Apartment is leasehold on a 999 year lease from 1990

Service Charge is currently £1143.34 per 6 months from April 2025
Ground rent is £155 per 6 months

One Bedroom
Ground Floor
Apartment

Apt.2, Princess Court
Marine Road
Colwyn Bay
LL29 8PJ

£84,950

Reduced From £89,950
Reference Number:RP4009
20/06/25

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	80 C
39-54	E		
21-38	F		
1-20	G		