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www.fletcherpoole.com



Flat 4, Rhoslan Park
76 Conway Road,
Colwyn Bay,
LL29 7HR

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

Description

This one bedroom ground floor retirement apartment is part of Rhoslan Park, a well maintained development for people over 55. Situated close to the local amenities of Colwyn Bay and only a short walk to the promenade. The maintained accommodation comprises of hallway with a good size storage cupboard, lounge/diner opening into a kitchen with fitted appliances, double bedroom with fitted wardrobes and a bathroom. There is UPVC double glazing and storage heaters. Rhoslan Park has a secure communal entrance , lift and stairs to all floors, a residents lounge, communal laundry room, site manager and 24 hour emergency cord line assistance. Outside there are communal gardens and private car park with the option to reserve a space.

- ✓ ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT
- ✓ PART OF A WELL MAINTAINED DEVELOPMENT FOR PEOPLE OVER 55
- ✓ CONVENIENT LOCATION FOR AMENITIES
- ✓ NO CHAIN

Lounge/Diner

5.64m x 3.21m (18'6" x 10'7")



Kitchen

2.23m x 1.76m (7'4" x 5'9")



Bedroom

4.12m x 2.61m (13'6" x 8'7")



Bathroom

2.03m x 1.65m (6'8" x 5'5")



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 D

One Bedroom
Ground Floor
Retirement Apartment

Flat 4, Rhoslan Park
76 Conway Road,
Colwyn Bay,
LL29 7HR

£49,950

Reduced From £54,950
NO CHAIN

Reference Number:RP4053
29/07/25
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

