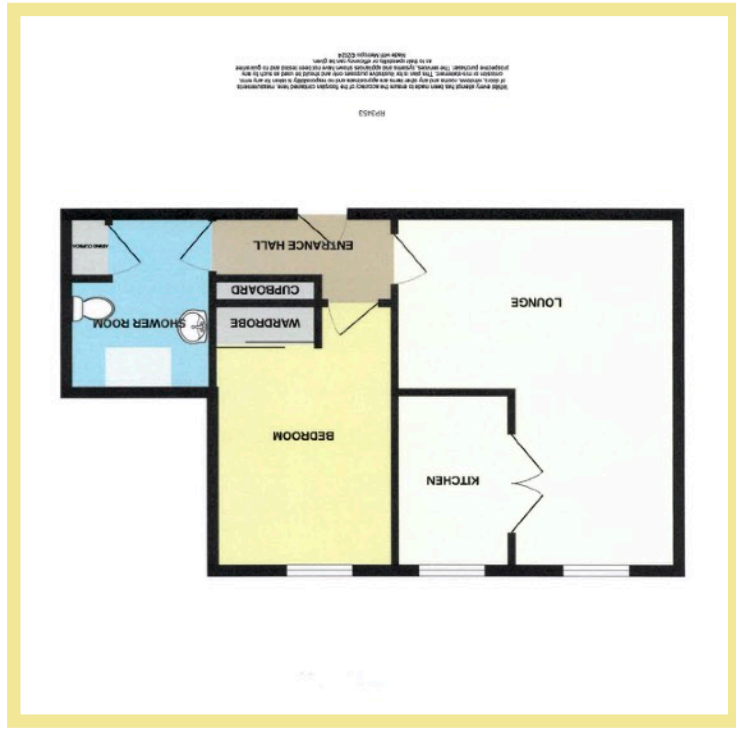


We endeavor to make our sales authority to do so on behalf of relation to the property and we representation or give any constitute any part of an offer or not be relied on as statements or We endeavor to make our sales

details accurate and reliable but they should representations of fact and they do not contract. The seller does not make any warranty in have no the seller.

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Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C		
81-91	B	82 B	83 B
92+	A		



Apartment 33, Cwrt Bryn Coed  
Coed Pella Road  
Colwyn Bay  
LL29 7BJ

# One Bedroom Second Floor Retirement Apartment Being Sold With Tenant In Situ

## Description

Situated close to the amenities of Colwyn Bay this one bedroom second floor retirement apartment is being sold with the tenants in situ. The apartment is part of Cwrt Bryn Coed, a well maintained retirement development for people over the age of 55.

The facilities include an on-site manager and careline in all the apartments, lift and stairs to all floors, communal lounge, laundry room and a guest suite.

Outside there are well maintained communal gardens.

The apartment benefits from a corner position on the second floor and comprises of: Hallway with built in storage, bright L-shaped lounge with doors into the fitted kitchen, Double bedroom with fitted wardrobe And a shower room.

There is UPVC double glazing and electric heating.

- ✓ ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT
- ✓ BEING SOLD WITH TENANTS IN SITU
- ✓ SITUATED CLOSE TO THE AMENITIES OF COLWYN BAY
- ✓ PART OF A WELL MAINTAINED DEVELOPMENT FOR THE OVER 55'S

## Lounge

5.50m x 4.41m (18'0" x 14'6")



## Kitchen

2.73m x 1.79m (9'0" x 5'10")



## Bedroom

4.05m x 2.66m (13'4" x 8'9")



## Shower Room

2.66m x 2.23m (8'9" x 7'4")



## Location

The apartment is situated in a sought after area perfectly located for the A55 dual carriageway for access to Chester and the motorways beyond.

## Directions

From our Rhos-on-Sea office turn right onto the promenade and continue along the promenade, turn right after the Toad Pub, straight ahead at the crossroads onto Marine Road, at the mini roundabout turn left onto Conway Road, take the second right turn onto Coed Pella Road where Cwrt Bryn Coed can be found on the right hand side.

NB Apartment is leasehold on a 125 year lease from 2000

Ground rent is £330 every 6 months  
Service charge is £2,558 per annum to include water rates, laundry, building insurance, window cleaning, communal maintenance and cleaning

Council Tax Band: "C" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Performance Rating Band B

## One Bedroom Second Floor Retirement Apartment

Apartment 33, Cwrt Bryn Coed  
Coed Pella Road  
Colwyn Bay  
LL29 7BJ

**£55,000**

Reduced From £59,950

Reference Number: RP3453  
8/01/24

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: [rhosonsea@fletcherpoole.com](mailto:rhosonsea@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

