



**STERLING**

ESTATE AGENTS & VALUERS

## Apartments 1, 5, 7 & 9 Sunnydowns, Rhos-on-Sea Colwyn Bay LL28 4QB



**£1,150,000**

## Apartments 1, 5, 7 & 9 Sunnydowns, Rhos-on-Sea, Colwyn Bay LL28 4QB

Of interest to Investors, Entrepreneurs and Speculators, a unique opportunity to acquire 4 PURPOSE BUILT APARTMENTS of quality, for sale as a whole or will sell individually. All four apartments are currently let and the sale is subject to the existing tenancies. From 2026 the rents are increasing, and the total income will be £4,420 pcm. Apartment 1 has 2 Bedrooms En Suite - Rent from January 2026 to be £1125pcm, Apartment 5 has 2 Bedrooms En Suite Rent to be £1150 in August 2026, Apartment 7 has 1 Bedroom - Rent to be £835 in January 2026 and Apartment 9, The Penthouse has 2 Bedrooms and 2 En Suites - Rent to be £1310 pcm from January 2026. The asking price for the four apartments, including the Freehold is £1.15m. The apartments occupy an excellent residential location, not far from the promenade, Rhos-on-Sea Golf Course and a level walk to Rhos village. Regular bus services run close by to both Llandudno, Penrhyn Bay and Colwyn Bay. Energy Rating Apartment 1 - 84B, Apartment 5 - 85B, Apartment 7- 84B and Apartment 9 - 85B. Council Tax Band Apartment 7 -D. Council Tax Bands for Apartments 1,5 and 9 TBC. Ref CB

### Apartment 1

#### Hall

Central heating radiator, double door utility cylinder airing cupboard, plumbing for washing machine

#### Open Plan Lounge, Dining and Kitchen

25'3" x 18'0" (7.7 x 5.5)

Stainless steel sink unit, range of white gloss style base cupboards and drawers, black work top surfaces, peninsular cupboards and breakfast bar, 4 ring electric hob unit, built in electric oven and splash back, stainless steel cooker hood, wall units, built in dishwasher, central heating radiator, double glazed french door, built in fridge freezer

#### Bedroom 1

17'8" x 9'10" (5.4 x 3)

Double glazed french doors to rear patio area, double glazed window, central heating radiator

#### En Suite Shower

5'6" x 4'3" (1.7 x 1.3)

Double shower cubicle and unit, w.c, pedestal wash hand basin, grey tiled walls, heated towel radiator

#### Bedroom 2

13'5" x 9'2" (4.1 x 2.8)

Central heating radiator, 2 double glazed windows

#### Bathroom

6'9" x 6'8" (2.06 x 2.05)

Panel bath, shower mixer taps, pedestal wash hand basin, w.c, beige tiled walls & floor, heated towel radiator

### Apartment 5

Front door to Lobby 2.7 x 2.01, central heating radiator, double glazed french door to balcony

#### Hall

Double door airing cupboard, plumbing for washing machine, central heating radiator

#### Open Plan Lounge Dining and Kitchen

25'11" x 17'8" (7.9 x 5.4)

Double glazed french doors to Juliet balcony, range of white base cupboards and drawers with black work top surfaces, peninsular cupboards breakfast bar, 4 ring electric hob unit, built in electric oven, cooker extractor hood and splash back, stainless steel sink unit, built in dishwasher, inset ceiling lighting, 2 central heating radiators, built in fridge freezer

#### Bedroom 1

17'8" x 9'6" (5.4 x 2.9)

Double glazed french doors to Juliet balcony and double glazed window, central heating radiator

#### En Suite Shower Room

5'6" x 4'7" (1.7 x 1.4)

Shower cubicle and unit, w.c, pedestal wash hand basin, beige tiled walls, heated towel radiator

#### Bedroom 2

11'5" x 9'2" (3.5 x 2.8)

Central heating radiator, 2 double glazed windows

#### Bathroom

6'8" x 6'8" (2.05 x 2.05)

Panel bath, shower mixer taps, vanity wash hand basin, w.c, beige tiled walls, heated towel radiator

### Apartment 7

#### Hall

Central heating radiator, inset ceiling lighting, double door wardrobe cupboard

#### Open Plan Lounge Dining Kitchen

24'7" x 10'9" (7.5 x 3.3)

Double glazed french doors to balcony and double glazed window, 2 central heating radiators, range of grey design base cupboards and drawers with white work top surfaces, splash back, cooker extractor hood, stainless steel sink unit, plumbing for washing machine, 4 ring electric hob unit, built in oven and wall unit, fridge freezer

#### Bedroom

18'8" x 8'10" (5.7 x 2.7)

Double glazed french doors to balcony, central heating radiator

#### Bathroom

9'2" x 5'2" (2.8 x 1.6)

Panel bath, shower mixer taps, screen, w.c, pedestal wash hand basin, heated towel radiator, tiled walls

### Apartment 9 The Penthouse

#### L Shaped Hallway

Vertical radiator,

#### Large Open Plan Lounge, Dining & Kitchen

32'1" x 24'3" (9.8 x 7.4)

Walk in cupboard, 2 double glazed french doors to balcony, distant sea views, 2 central heating radiators, inset ceiling lighting, range of white gloss style base cupboards and drawers with black work top surfaces, 4 ring electric hob unit, splash back, cooker extractor hood, double glazed skylight, built in dishwasher, pan drawers, roof void cupboard, 2 double door store cupboards, fridge freezer, sink unit

#### Bedroom 1

24'7" x 14'1" (7.5 x 4.3)

Double glazed french doors to balcony and double glazed side window, distant views to Little Orme, 2 central heating radiators, large walk in wardrobe cupboard

**En Suite Shower**

6'10" x 6'10" (2.1 x 2.1)

Shower cubicle and unit, w.c, pedestal wash hand basin, heated towel radiator, double glazed velux window, tiled walls

**Bedroom 2**

14'5" x 12'9" (4.4 x 3.9)

Central heating radiators, 2 double glazed velux windows

**En Suite Shower**

10'2" x 7'2" (3.1 x 2.2)

Panel bath, shower unit and screen, double glazed velux window, pedestal wash hand basin, w.c, tiled walls and floor

**Utility Room**

15'1" x 3'7" (4.6 x 1.10)

Off bedroom 1, plumbing for washing machine, cylinder airing cupboard

**Outside**

Allocated car parking spaces for each apartment and visitors parking

**AGENTS NOTE**

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk) or

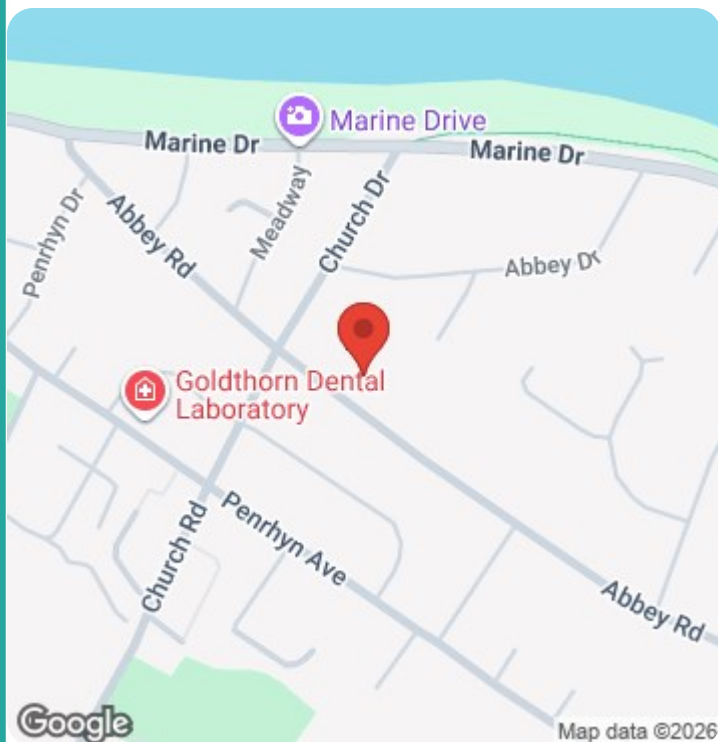
alternatively [www.guildproperty.co.uk](http://www.guildproperty.co.uk) These sites could well find a buyer for your own home.

Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required

**The Freehold**

The Freehold has an income of £2,250.00 per year at £250.00 per apartment.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

#### AGENTS NOTES;

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e mail **sales@sterlingestates.co.uk** and web site **www.sterlingestates.co.uk**

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Why not search the many homes we have for sale on our web sites - **www.sterlingestates.co.uk** or alternatively **www.guildproperty.co.uk** These sites could well find a buyer for your own home.

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Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun



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