



APARTMENT 9, WOODLEA GARDENS,
EBBERSTON ROAD WEST

ASKING PRICE £185,000



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Blue Turtle Property are delighted to offer for sale with no onward chain, this deceptively spacious two double bedroom ground floor apartment, tucked away in this sought after location in Rhos On Sea. Set on this fantastic plot within a purpose built complex, this well proportioned apartment enjoys well maintained, secure grounds as well as parking and a garage. With sliding doors from the lounge, the grounds are accessible from the apartment, ideal to sit and enjoy the idyllic surroundings. With shops, cafes and transport links just a stones throw away, viewing is essential to appreciate everything that this property has to offer.

In brief, the light and airy accommodation affords: Communal hallway with access to Apartment 9, hallway with built in storage cupboards, spacious lounge/ dining room with sliding doors accessing the patio seating area, kitchen/ breakfast room, two double bedrooms and three piece family bathroom. Externally the property sits on a generous plot with surrounding gardens, residents parking and a garage. The property further benefits from gas central heating and double glazing.

Early viewing is essential.





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Location-The property is situated in a most convenient location close to a variety of local schools, restaurants and is near a bus route and main railway line. Just a stones throw away from Rhos On Sea Promenade, and the many cafes, shops and leisure facilities that Rhos On Sea has to offer. Located near Llandudno and Colwyn Bay, and is within easy access of the A55 dual carriageway, offering a range of fantastic transport links with something for everyone. The neighbourhood in Rhos On Sea holds a real sense of community, with several regular events held nearby, and fantastic walks right from its doorstep.

Tenure- Leasehold

Council Tax Band- D as on voa.gov.uk





Ground Floor - Communal Hallway-

Access to Apartment 9.

Apartment Hallway -

Coving to ceiling, built in airing cupboards, two radiators, access to bedrooms, lounge and kitchen.

Lounge/ Dining Room - 7.1 x 3.3 x 3.06 (23'3" x 10'9" x 10'0") -

Coving to ceiling, double glazed sliding patio doors accessing the surrounding gardens, double glazed window looking out on to gardens, feature fire surround with inset coal effect electric fire, two radiators.

Kitchen/ Breakfast Room - 3.5 x 2.4 (11'5" x 7'10") - Fitted with a range of wall and base units with complimentary work surfaces over, single drainer sink with mixer tap, space for fridge freezer, plumbing for washing machine, wall mounted gas central heating boiler, radiator, double glazed window looking out on to the surrounding gardens.

Bedroom 1 - 3.8 x 3.2 (12'5" x 10'5") -

Double glazed window to side aspect, vanity wash hand basin with storage under, radiator.

Bedroom 2 - 3.9 x 2.8 (12'9" x 9'2") -

Double glazed window to side aspect, vanity wash hand basin with storage under, radiator.

Family Bathroom - 2.2 x 1.6 (7'2" x 5'2") -

Panel bath with shower attachment, pedestal wash hand basin, low level flush w.c, tiled walls, radiator, double glazed obscure glass window to front aspect.



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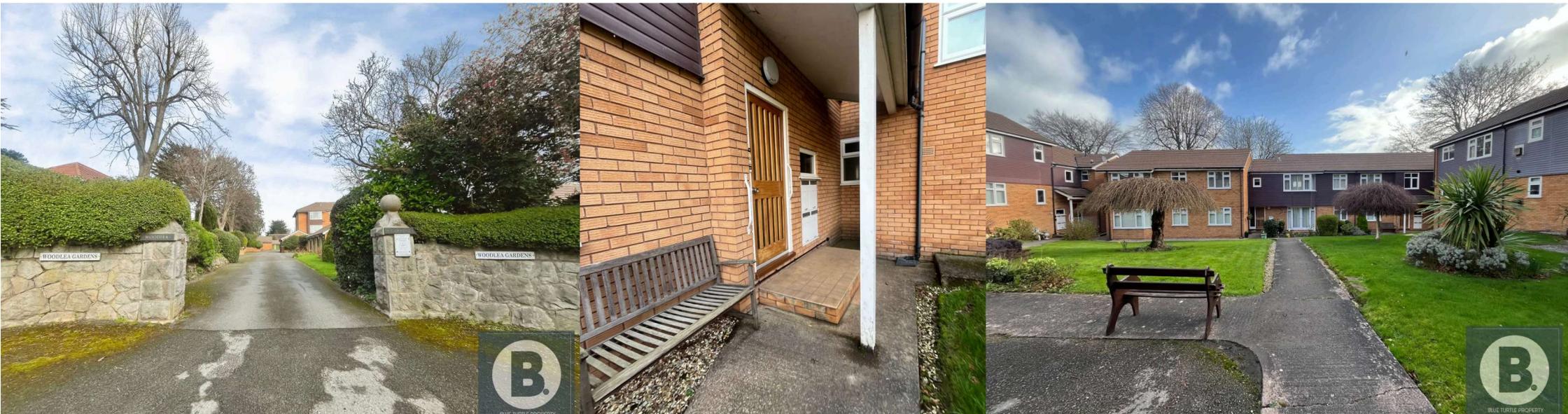
Outside

This ground floor apartment enjoys well maintained surrounding gardens, laid mainly with lawn and established shrubs along with small trees, seating areas and secured with walled and hedged boundaries. The property further benefits from a single garage within a row near to the apartment.

Tenure

We have been advised that the property is held on a 999 year lease with a 1/18th share of the freehold.

Service charge is approximately £134.56 per month.





SERVICES/ DISCLAIMER-

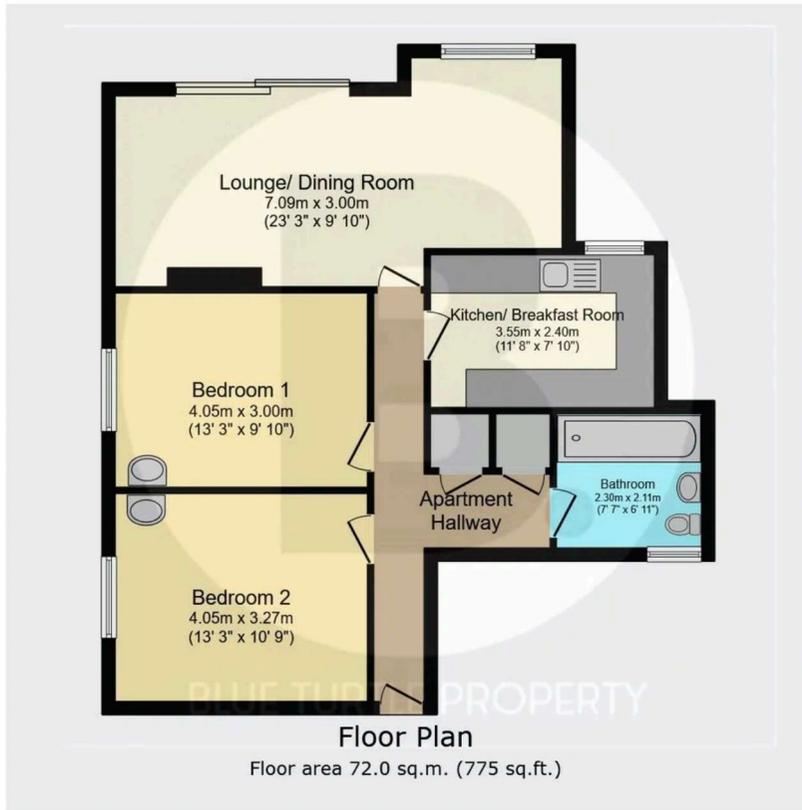
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Total floor area: 72.0 sq.m. (775 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

