STERLING
ESTATE AGENTS & VALUERS



Apartment 50 Rhoslan Park, Colwyn Bay, North Wales LL29 7HR

£54,950

A PURPOSE BUILT THIRD FLOOR 1 BEDROOM RETIREMENT APARTMENT for people over 55 which includes a residents lounge, communal laundry room, luggage/storage room, guest rooms, site manager and 24-hour emergency cord line assistance. The accommodation affords HALL - LOUNGE - KITCHEN - BEDROOM - BATHROOM - ELECTRIC HEATING - DOUBLE GLAZING. Outside there are the communal gardens and residents car park. Regular bus services pass the door and the town centre is a short walk away. Tenure Leasehold, Energy Rating 78C Potential 80C. Council Tax Band A. Ref: CB8027







33 Conway Road, Colwyn Bay, LL29 7AA
Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

Entrance
Communal Entrance Lobby, door entry security phone, lift and stairs to upper floors

Third Floor Apartment 50

Hall
Built in airing storage cupboard

Lounge
17'0" x 10'5" (5.2 x 3.2)
Double glazed, coved ceilings, night storage heater, archway to

Kitchen
6'4 x 6'2 (1.93m x 1.88m)
Beech style base cupboards and drawers, grey work top surfaces, stainless steel sink unit

Bedroom
13'5" x 8'6" (4.1 x 2.6)
Double door mirror wardrobe, night storage heater, coved ceilings

Bathroom
Panel bath, Redring shower unit, half tiled walls, w.c, wash hand basin, coved ceilings, Dimplex heater

AGENTS NOTE
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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 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 or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

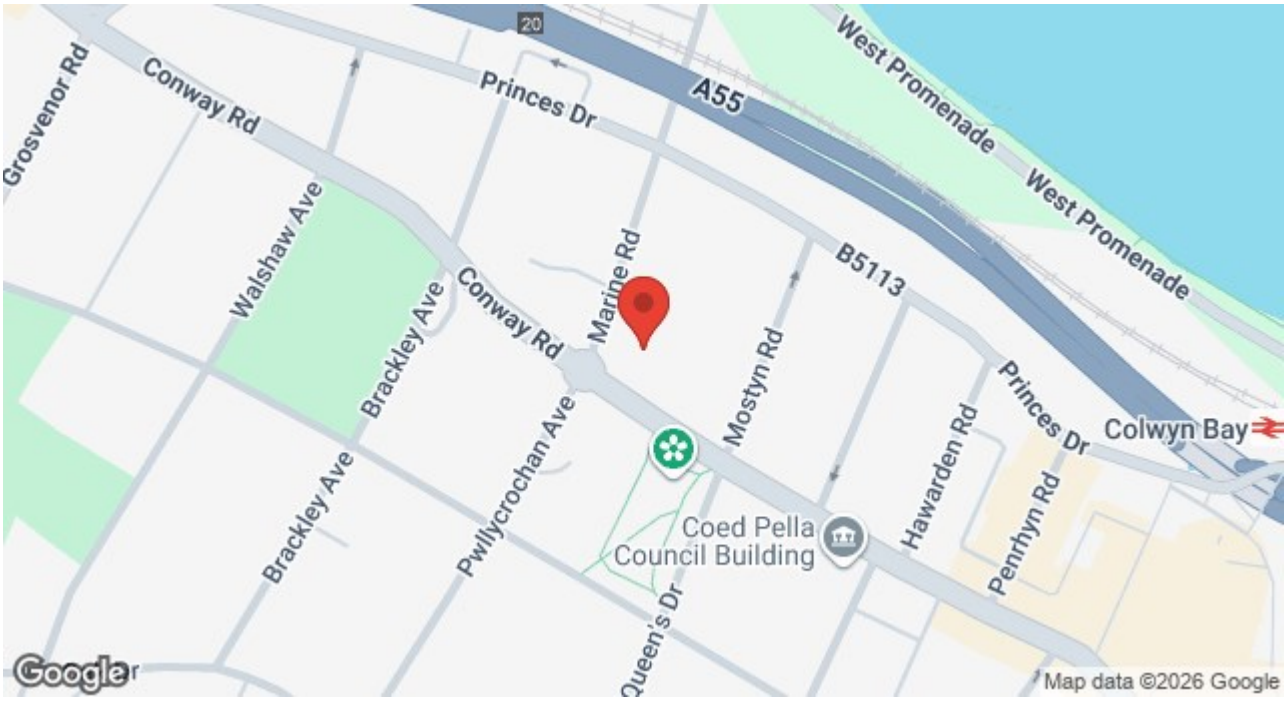
Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport 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.

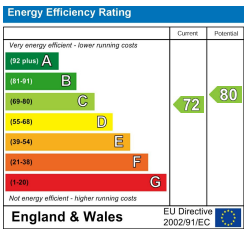
Tenure

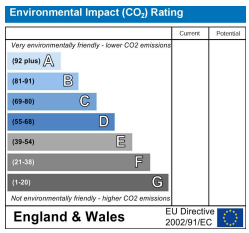
THE APARTMENT IS LEASEHOLD ON A 120 YEAR LEASE FROM 1993.
SERVICE CHARGE: £1539.14 EVERY 6 MONTHS
GROUND RENT: £356.01 EVERY 6 MONTHS











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- NO FEE advice from the whole of the market
- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week, 9.00am – 8.00pm Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun

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t: 01492 534477

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