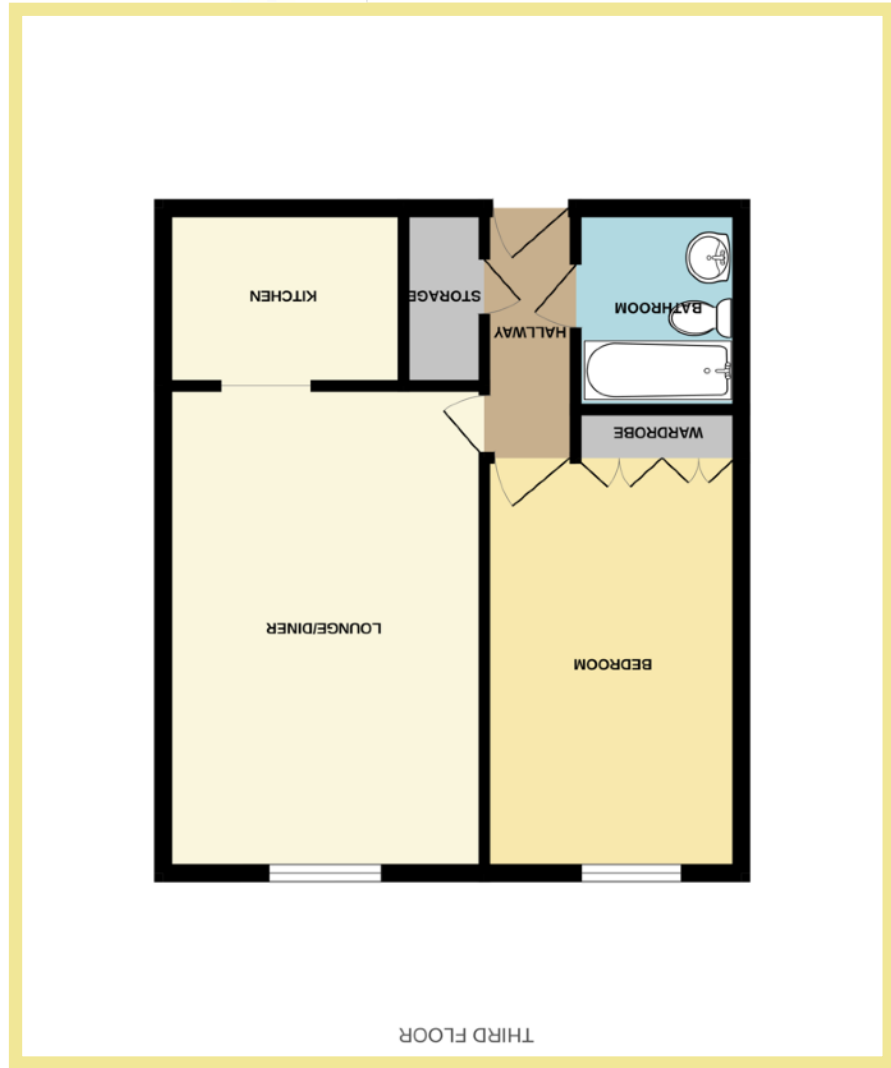


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	78 C	80 C
81-91	B		
92+	A		



Apt 50, Rhoslan Park
 Conway Road
 Colwyn Bay
 Conwy
 LL29 7HR



PURPOSE BUILT ONE BEDROOM THIRD FLOOR RETIREMENT APARTMENT SITUATED IN A CONVENIENT LOCATION FOR THE AMENITIES IN COLWYN BAY

Description

This one bedroom third floor retirement apartment is part of "Rhoslan Park". A purpose built, well maintained development for the over 55s.

Close to the local shops, promenade, bus stop, beach & other amenities of Colwyn Bay.

Rhoslan Park benefits from a secure communal entrance, lift & stairs to all floors, communal lounge & laundry room. Site manager and 24 hour emergency cord line assistance in all apartments.

All set within beautiful communal gardens and a private car park.

The apartment comprises of:-

Entrance hallway with built-in storage, lounge/diner opening into the kitchen, bedroom with fitted wardrobes and a bathroom.

There is UPVC double glazed windows & electric heating throughout the apartment.

- ✓ ONE BEDROOM PURPOSE BUILT THIRD FLOOR RETIREMENT APARTMENT
- ✓ PART OF A WELL- MAINTAINED DEVELOPMENT FOR THE OVER 55S
- ✓ COMMUNAL LOUNGE, LAUNDRY & GARDENS
- ✓ CAR PARK
- ✓ CLOSE TO THE LOCAL AMENITIES
- ✓ NO CHAIN
- ✓ LEASEHOLD

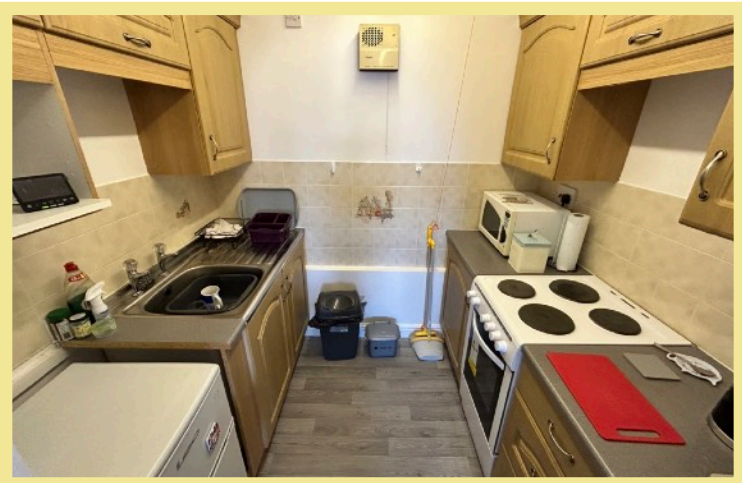
Lounge/Diner

17' x 10' 8" (5.19m x 3.24m)



Kitchen

7' 3" x 5' 9" (2.20m x 1.76m)



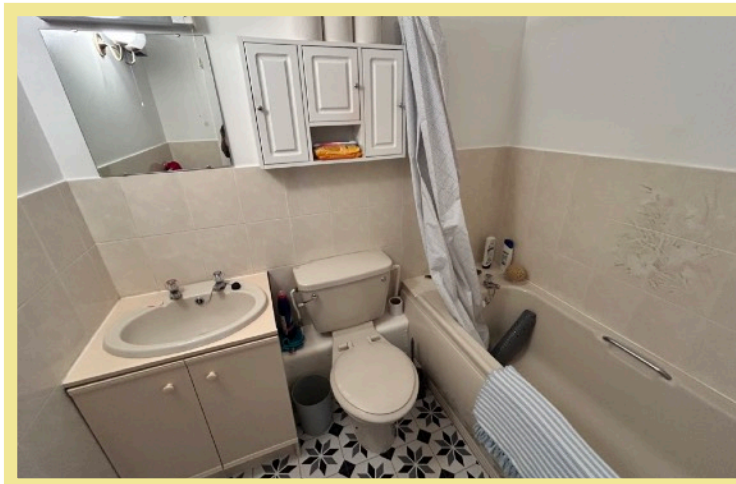
Bedroom

13' 9" x 8' 7" (4.19m x 2.61m)



Bathroom

6' 9" x 5' 5" (2.06m x 1.66m)



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: C

Tenure: Leasehold. THE APARTMENT IS LEASEHOLD-ON A 120 YEAR LEASE FROM 1993. SERVICE CHARGE:£1872.95 EVERY 6 MONTHS INCLUDES:-BUILDINGS INSURANCE, WATER RATES, USE OF COMMUNAL LAUNDRY, MAINTENANCE & CLEANING OF ALL COMMUNAL AREAS.

1 Bedroom Third Floor Apartment

Apt 50, Rhoslan Park
Conway Road
Colwyn Bay
Conwy
LL29 7HR

NO CHAIN

£54,950

REDUCED FROM £59,950

Reference Number:RP4240

1/4/26

Fletcher & Poole,
Haddon Court, Penrhyn
Avenue
Rhos-on-Sea, LL28 4NH

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

