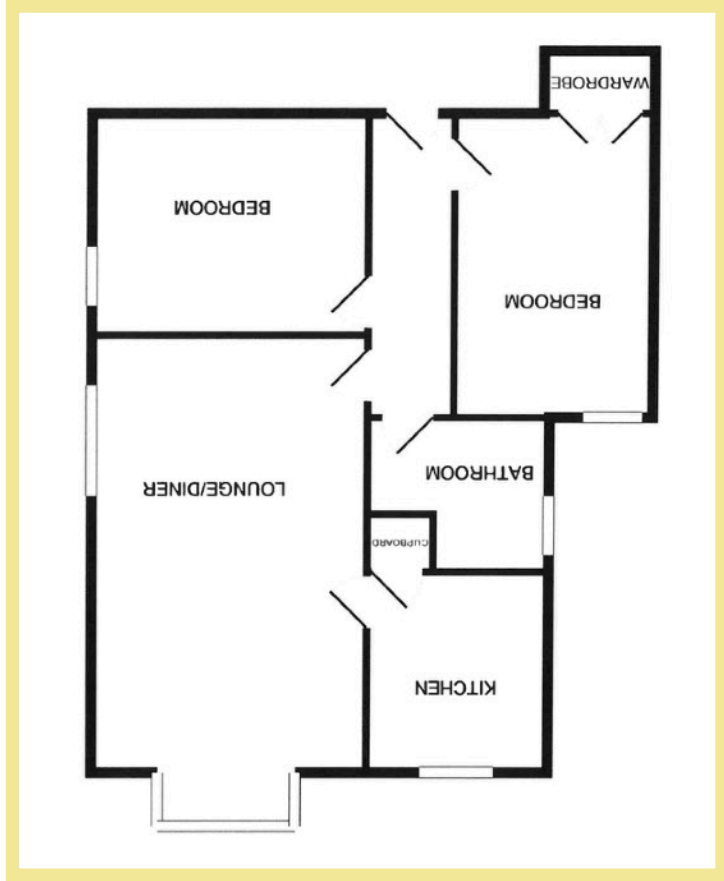


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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.

www.fletcherpoole.com



Apt.23, Conwy Garth
College Avenue
Rhos On Sea
LL28 4NT

Two Bedroom First Floor Apartment Situated Close To The Amenities Of Rhos on Sea & Promenade

Description

This purpose built two bedroom first floor apartment is part of Conwy Garth, well maintained apartments close to Rhos on Sea village and the promenade. There is a secure communal entrance with stairs leading to the apartment which has light and well planned accommodation. The apartment comprises of hallway, spacious lounge/diner with a double aspect and views of the sea and the Little Orme, kitchen, two double bedrooms and a bathroom. There is upvc double glazing and gas central heating. Outside there are communal gardens and a car park.

- ✓ TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ LIGHT WELL PLANNED ACCOMMODATION
- ✓ SITUATED CLOSE TO THE AMENITIES OF RHOS ON SEA & PROMENADE
- ✓ NO CHAIN

Lounge/Diner

6.64m x 3.48m (21'9" x 11'5")



Kitchen

2.77m x 2.26m (9'1" x 7'5")



Bedroom Two

3.48m x 3.01m (11'5" x 9'11")

Bedroom One

4.06m x 2.70m (13'4" x 8'11")



Bathroom

2.28m x 2.03m (7'6" x 6'8")



Location

Rhos on Sea is a very popular seaside resort famous for its shops and amenities. It is located between the larger resorts of Colwyn Bay and Llandudno and is also close 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 left onto the promenade, take the fourth left turn onto College Avenue.

Council Tax Band: "C" (provided on www.voa.gov.uk)

Energy Performance Rating Band B

NB The Apartment is leasehold on a 999 year lease with one share in the management company which owns the freehold and organises the common services.

Service charge: £230 per quarter to include the maintenance of the communal grounds, window cleaning, internal hallways, buildings insurance and ground rent.

Two Bedroom First Floor Apartment

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LL28 4NT

£144,950

NO CHAIN

Reference Number: RP2770
15/02/22
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
web: www.fletcherpoole.com

