

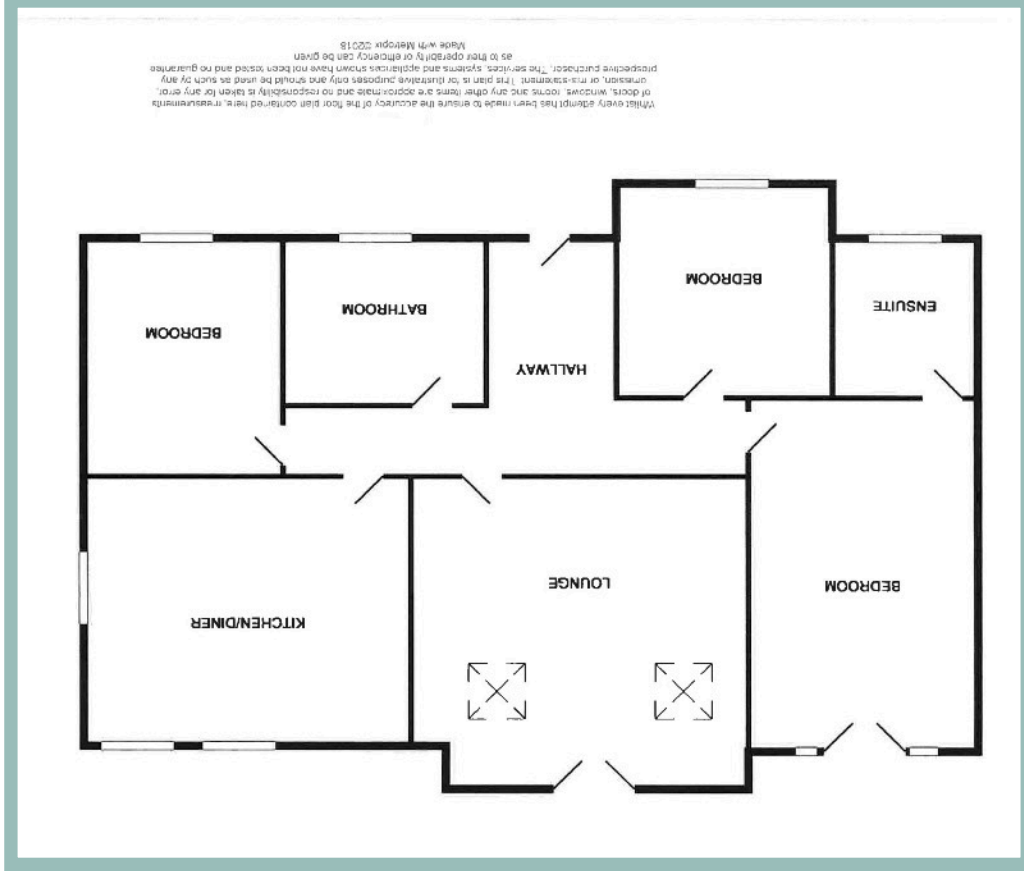
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Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property 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.

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Fletcher & Poole
DIAMOND COLLECTION



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

Potential	Current
85 B	85 B



Apartment 19, Forest Hills
53/55 Oak Drive, Colwyn Bay
LL29 7YP



Immaculately Presented Three Bedroom Penthouse Apartment

Description

Viewing is essential to appreciate this light and spacious three double bedrooms penthouse apartment. With high ceilings and panoramic views overlooking Rydal Penrhos playing fields and extending to the coast, the well planned accommodation has a modern contemporary feel and a high quality finish.

Part of a newly built development there is a secure communal entrance with the option of taking the stairs or lift to the top floor. The landing is exclusive to the apartment and benefits from an additional storage room. Stepping into the apartment there is an impressive high ceiling leading to a lounge with french doors opening onto a Juliette balcony taking full advantage of those impressive views, a kitchen/diner with high quality integrated appliances, three double bedrooms, the master bedroom with a Juliette balcony and ensuite shower room and a good size bathroom. Outside there are communal grounds, two allocated parking spaces and access to a large private and secure storage room in the basement.

- ✓ IMMACULATE THREE BEDROOM PENTHOUSE APARTMENT
- ✓ PANORAMIC SEA & COASTAL VIEWS
- ✓ LIGHT & SPACIOUS ACCOMMODATION
- ✓ MUST BE VIEWED TO APPRECIATE THE SIZE & LAYOUT

Communal Entrance Hall

Stairs and lift to all floors, access to private landing with access to own private storage cupboard.

Apartment 19

Apartment door gives access into an impressive high ceilinged;

Hallway

Inset lighting, radiator, wall mounted video intercom, Herringbone solid oak flooring, access to lounge, kitchen/diner, three bedrooms and bathroom.

Lounge

19'8" x 18'4" (6.00m x 5.59m) Maximum, upvc double glazed french doors give access onto Juliette balcony with outstanding coastal views, two upvc double glazed velux windows, access to attic space, Herringbone solid oak flooring, inset lighting, two radiators, television point, telephone point.

Kitchen /Diner

18'11" x 15'9" (5.77m x 4.80m) Maximum, two upvc double glazed windows to front aspect with far reaching sea views, upvc double glazed window to side aspect, inset lighting, radiator, television point, range of white gloss wall and base units with roll top work surface over, breakfast island, ceramic one and a half bowl sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor fan overhead, integrated fridge/freezer, integrated dishwasher, integrated washing machine, tiled flooring.

Bedroom One

13'3" x 20'8" (4.04m x 6.30m) Maximum, upvc double glazed french doors give access to Juliette balcony with far reaching coastal views, radiator, Herringbone solid oak flooring, television point, access to ensuite shower room.

Ensuite Shower Room

9'6" x 8'5" (2.89m x 2.56m) Maximum, inclusive of shower, upvc double glazed frosted window to rear aspect, inset lighting, extractor fan, walk in shower, wash/hand basin with waterfall tap, low flush w.c, chrome style heated towel rail, part tiled walls, tiled flooring.

Bedroom Two

12'6" x 12'6" (3.81m x 3.81m) Upvc double glazed window to rear aspect, radiator, Herringbone solid oak flooring, television point.

Bedroom Three

11'6" x 13'0" (3.50m x 3.96m) Upvc double glazed window to rear aspect, inset lighting over window, radiator, Herringbone solid oak flooring, television point.

Bathroom

11'10" x 9'9" (3.60m x 2.97m) Maximum, upvc frosted double glazed window to rear aspect, inset lighting, extractor fan, panel bath with waterfall tap and shower overhead, wash/hand basin with waterfall tap, low flush w.c, chrome style heated towel rail, part tiled walls, tiled flooring.

Outside

Two allocated parking spaces and storage room in basement.

Location

Situated in a sought after conservation area perfectly located for the A55 and all local amenities and within an hours drive of Chester and Liverpool.

Directions

From our Rhos On Sea office turn towards the Promenade, turn right onto the promenade, turn right by The Toad public house, go straight across at the crossroads onto Marine Road, at the mini roundabout go straight across onto Pwllcrochan Road, at the crossroads turn right onto Lansdowne Road, continue up Kings Road, turn left onto Oak Drive.

NB Property is leasehold on a 125 year lease form 2013

Ground rent is £300 per annum

Service charge is £140 per month.

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

Energy Performance Rating Band B



3 Bedroom Penthouse Apartment

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53/55 Oak Drive
Colwyn Bay
LL29 7YP

£349,950

Reference Number: RP2829
2/05/24

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com

