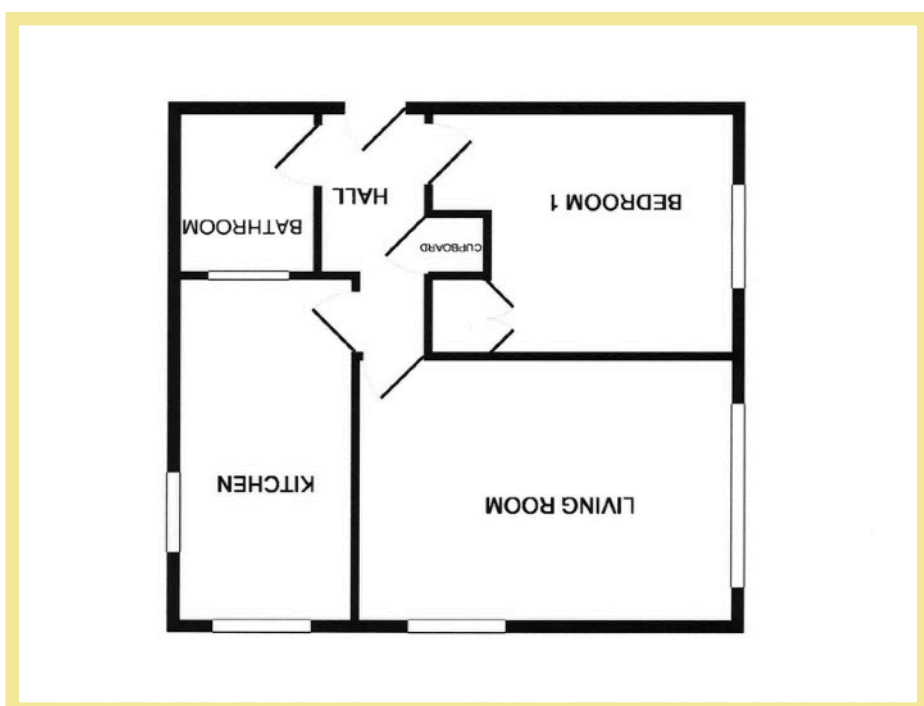


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

www.fletcherpoole.com

Fletcher & Poole



Apartment 10
Appleton Court
120 Conway Road
Colwyn Bay
LL29 7LL

Fully Refurbished One Bedroom First Floor Apartment Situated Close To Local Amenities

Description

A fully refurbished one bedroom first floor apartment situated close to the local amenities of Colwyn Bay. The property has been fully refurbished by the current owners to include a good quality kitchen with wood effect worktops and integrated oven and hob with extractor fan above, modern bathroom, new boiler, redecorated and carpets throughout. Viewing is highly recommended to appreciate the presentation throughout and location. The accommodation briefly comprises apartment hallway, spacious lounge/diner with dual aspect windows, modern fitted kitchen with breakfast bar, double bedroom with built in wardrobes, modern bathroom and store cupboard. Outside to the rear is a garage which is accessed from Prince's Drive.

- ✓ ONE BEDROOM FIRST FLOOR APARTMENT
- ✓ CONVENIENT LOCATION FOR AMENITIES
- ✓ GARAGE TO THE REAR OF THE PROPERTY
- ✓ NO CHAIN

Lounge/Diner

4.58m x 3.06m (15'0" x 10'0")



Kitchen

4.11m x 2.11m (13'6" x 6'11")



Bedroom

3.64m x 2.90m (11'11" x 9'6") Maximum



Bathroom

1.82m x 1.68m (6'0" x 5'6")



Garage

4.43m x 2.40m (14'7" x 7'10")

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 Rhos Road, continue along to the traffic lights, turn left onto Brompton Avenue, at the roundabout go straight across, continue over the A55, turn left at the mini roundabout onto Conway Road, proceed through the traffic lights and Appleton Court can be found immediately on the left hand side.

NB The Apartment is leasehold on a 99 year lease which commenced in 1975

Foxglade properties own the freehold
Maintenance charge to be confirmed.
Ground rent is £5 per annum.

Council Tax Band: "B" as provided on www.voa.gov.uk
Energy Performance Rating Band D

1 Bedroom First Floor Apartment

Apartment 10,
Appleton Court
120 Conway Road
Colwyn Bay
LL29 7LL

£79,950

Reduced From £89,950

Reference Number RP2994

27/09/22

Fletcher & Poole,
1A Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

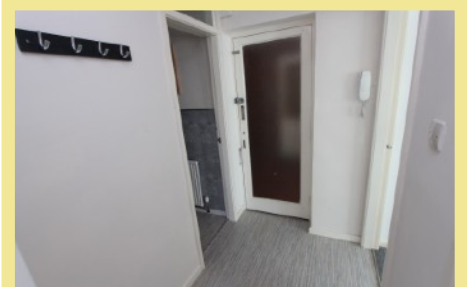
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		