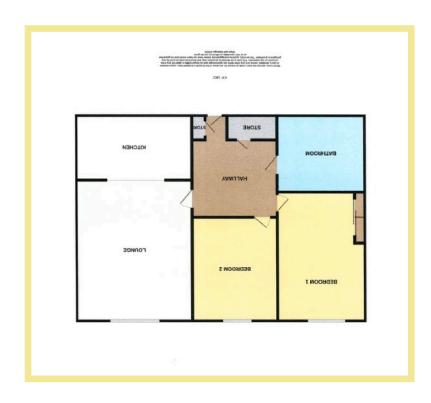
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

## mos.əlooqrəhətəli.www









# Two Bedroom Third Floor Retirement Apartment

# Description

This purpose built two bedroom third floor retirement apartment is part of Rhoslan Park, a well-maintained development for people over 55 which is close to all amenities of Colwyn Bay, the local bus route, and a short walk to the promenade. Rhoslan Park benefits from stairs and lifts to all floors, residents lounge, communal laundry room, site manager and 24-hour emergency cord line assistance. The apartment comprises of entrance hallway, lounge which leads into the kitchen, two double bedrooms with one benefitting from fitted wardrobes and a bathroom. There is upvc double glazing and electric heating. Outside there are communal gardens and private car park with the option to reserve a space.

- ✓ TWO BEDROOM THIRD FLOOR
  RETIREMENT APARTMENT
- ✓ PART OF A WELL MAINTAINED DEVELOPMENT
- ✓ CONVENIENT LOCATION CLOSE TO LOCAL AMENITIES
- ✓ NO CHAIN

# Lounge

4.43m x 3.46m (14'7" x 11'4")



#### Kitchen

2.24m x 1.91m (7'4" x 6'3")



## Store 1

1.48m x 0.87m (4'10" x 2'10")

# Store 2

0.99m x 0.86m (3'3" x 2'10")

#### Bedroom One

4.43m x 2.78m (14'7" x 9'2")



#### Bedroom Two

3.45m x 2.91m (11'4" x 9'7")

#### Bathroom

2.70m x 1.76m (8'11" x 5'9")



NB: Agents Notes: Leasehold property on a 120 year lease from June 1993.

Ground rent is £383 per annum. Maintenance charge of £2551 per annum.

## 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 <u>www.voa.gov.uk</u>)

Energy Performance Rating Band C

Two Bedroom
Third Floor Retirement
Apartment

Flat 55, Rhoslan Park 76 Conway Road, Colwyn Bay, LL29 7HR

£49,950

Reduced From £57,500 NO CHAIN

Reference Number:RP3402 19/10/23 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: <u>www.fletcherpoole.com</u>









