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www.fletcherpoole.com

Fletcher & Poole



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

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 www.voa.gov.uk)

Energy Performance Rating Band C

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£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: rhosonseafletcherpoole.com

web: www.fletcherpoole.com

