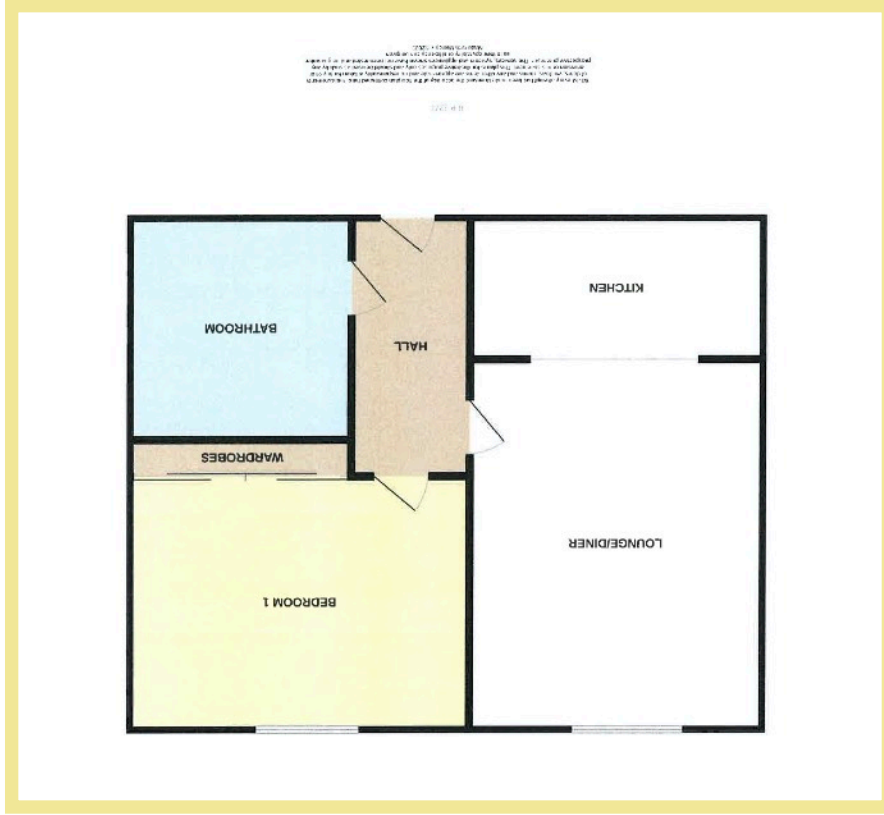


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

[www.fletcherpoole.com](http://www.fletcherpoole.com)

Fletcher & Poole



Flat 12, Rhoslan Park  
76 Conway Road,  
Colwyn Bay,  
LL29 7HR



# One Bedroom Ground Floor Retirement Apartment

## Description

This purpose built one bedroom ground 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, bathroom, storage cupboard, bedroom with mirrored fitted wardrobes, lounge/diner and kitchen. Viewing is essential to appreciate the location. There is upvc double glazing and electric heating. Outside there are communal gardens and a private car park with the option to reserve a space.

- ✓ ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT
- ✓ PART OF A WELL MAINTAINED DEVELOPMENT
- ✓ CONVENIENT LOCATION CLOSE TO LOCAL SHOPS & AMENITIES
- ✓ NO CHAIN

## Lounge/Diner

5.68m x 3.39m (18'8" x 11'2")



## Kitchen

2.21m x 1.89m (7'3" x 6'3")



## Bedroom

4.16m x 3.18m (13'8" x 10'5")



## Bathroom

2.06m x 1.91m (6'9" x 6'3")



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](http://www.voa.gov.uk))

Energy Performance Rating Band C

## One Bedroom Ground Floor Retirement Apartment

Flat 12, Rhoslan Park  
76 Conway Road,  
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LL29 7HR

**£47,950**

Reduced From £50,000  
**NO CHAIN**

Reference Number: RP3277  
22/06/23  
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](mailto:rhosonseafletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

