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www.fletcherpoole.com

Fletcher & Poole



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

One Bedroom Ground Floor Retirement Apartment Situated Close To Local Amenities

Description

This purpose built one bedroom ground floor apartment is part of well maintained development situated close to the local amenities of Colwyn Bay, the promenade and with easy access to the local bus route. Rhoslan Park is for people over 55 with stairs and lifts to all floors, the use of a residents lounge, communal laundry room, a site manager and 24 hour emergency careline assistance.

The apartment comprises of hallway with large built in store cupboard, large lounge which leads into a modern fitted kitchen, double bedroom with built in mirrored wardrobe and a modern bathroom.

Outside there are communal gardens and private car park with the option to reserve a space.

- ✓ ONE BEDROOM GROUND FLOOR APARTMENT
- ✓ PART OF A WELL MAINTAINED DEVELOPMENT
- ✓ CONVENIENT LOCATION TO LOCAL AMENITIES
- ✓ MODERN KITCHEN & BATHROOM
- ✓ NO CHAIN

Apartment Seven

Timber framed door gives access into;

Hallway

Coved ceiling, wall mounted intercom system and careline, doors give access to lounge/diner, bedroom, bathroom and storage cupboard.

Lounge

5.76m x 3.22m (18'11" x 10'7") Maximum, upvc double glazed window to front aspect with built in venetian blinds, coved ceiling, ceiling mounted careline, electric radiator, television point.



Open archway gives access into;

Kitchen

2.19m x 1.76m (7'2" x 5'9") Coved ceiling, vinyl flooring, combination of wall and base units with stone effect work surface over, integrated electric oven, integrated four ring electric hob with chrome extractor fan above, stainless steel sink with chrome taps, space for fridge/freezer, part tiled walls, ceiling mounted careline.

Bedroom

4.17m x 2.69m (13'8" x 8'10") Maximum, upvc double glazed window to front aspect with built in venetian blinds, coved ceiling, electric radiator, built in mirrored wardrobe.



Bathroom

2.05m x 1.70m (6'9" x 5'7") Coved ceiling, electric radiator, part tiled walls, tiled floor, low flush w.c, ceramic wash/hand basin with chrome taps, P shaped panel bath with chrome taps and electric shower above, ceiling mounted careline, wall mounted extractor fan.

Cupboard

1.38m x 0.92m (4'6" x 3'1") Wall mounted electric meter and fuse board, built in shelving for storage, large water cylinder.

Outside

To the front there are some communal landscaped gardens and access to parking.

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 on to 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.

NB The Apartment is leasehold on a 120 year lease which commenced in June 1993

Ground rent is £227.08 paid half yearly

Maintenance charge is £1,080.94 paid half yearly

Council Tax Band: "B" as provided on www.voa.gov.uk

Energy Performance Rating Band E

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£59,950

Reference Number RP2191
31/10/19

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

