STERLING
ESTATE AGENTS & VALUERS



Apartment 3 Cwrt Ogwen, Rhos-on-Sea, Colwyn Bay LL28 4RL

£185,000

In the centre of Rhos village with all the amenities 'on the door step', a well-presented 2 Bedroom Ground Floor Apartment the beach, with an En suite Shower Room, set in well kept communal gardens. With vacant possession and NO ONGOING CHAIN the apartment comprises COMMUNAL ENTRANCE to HALL, LOUNGE DINING, FITTED KITCHEN, 2 BEDROOMS, EN SUITE SHOWER, MAIN SHOWER ROOM, DOUBLE GLAZING, GAS C.H, Leasehold 999 years from 2004. Council Tax Band D. Energy Rating 77C Potential 79C. Ref CB8122







33 Conway Road, Colwyn Bay, LL29 7AA
Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

Entrance
Communal Hallway, Ground Floor Flat 3 and Hall, coved ceilings, airing cupboard, central heating radiator, store cupboard

Lounge
14'6" x 13'3" (4.43 x 4.06)
Double glazed bay window to front aspect, stone fireplace and electric fire, coved ceilings, central heating radiator, display unit

Kitchen
11'0" x 7'11" (3.36 x 2.43)
Double glazed window, stainless steel sink unit, beech style base cupboards and drawers, wood strip effect work top surfaces, Worcester gas central heating boiler, 4 ring gas hob unit, built in electric double oven, tiled floor, plumbing for washing machine, central heating radiator

Bedroom 1
15'1" x 10'4" (4.62 x 3.15)
Double glazed, central heating radiator

En Suite Shower
7'0" x 3'0" (2.14 x 0.92)
Shower cubicle and unit, pedestal wash hand basin, w.c, central heating radiator, mosaic tiles, double glazed

Bedroom 2
11'4" x 8'11" (3.47 x 2.74)
Double glazed, central heating radiator

Shower Room
7'5" x 6'4" (2.28 x 1.94)
Walk in double shower cubicle and unit, central heating radiator, double glazed, w.c, pedestal wash hand basin, upvc walls

Outside
Well kept communal lawn gardens and flower borders

MOBILE & BROADBAND CONNECTION
The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. More information. The table shows the predicted broadband services in your area.
Standard 16 Mbps 1 Mbps
Good Superfast 80 Mbps 20 Mbps
Good Ultrafast --Not available

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor, variable in-home
O2- Good outdoor
Three-UK Good outdoor
Vodafone Good outdoor

Tenure
We have been informed the tenure is leasehold on a 999 year lease from 2004, with vacant possession upon completion of sale. Vendor's solicitors should confirm title. Ground Rent: Approx. £125 per annum. Service Charge: Approx. £1,600.00 per annum.

AGENTS NOTE
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

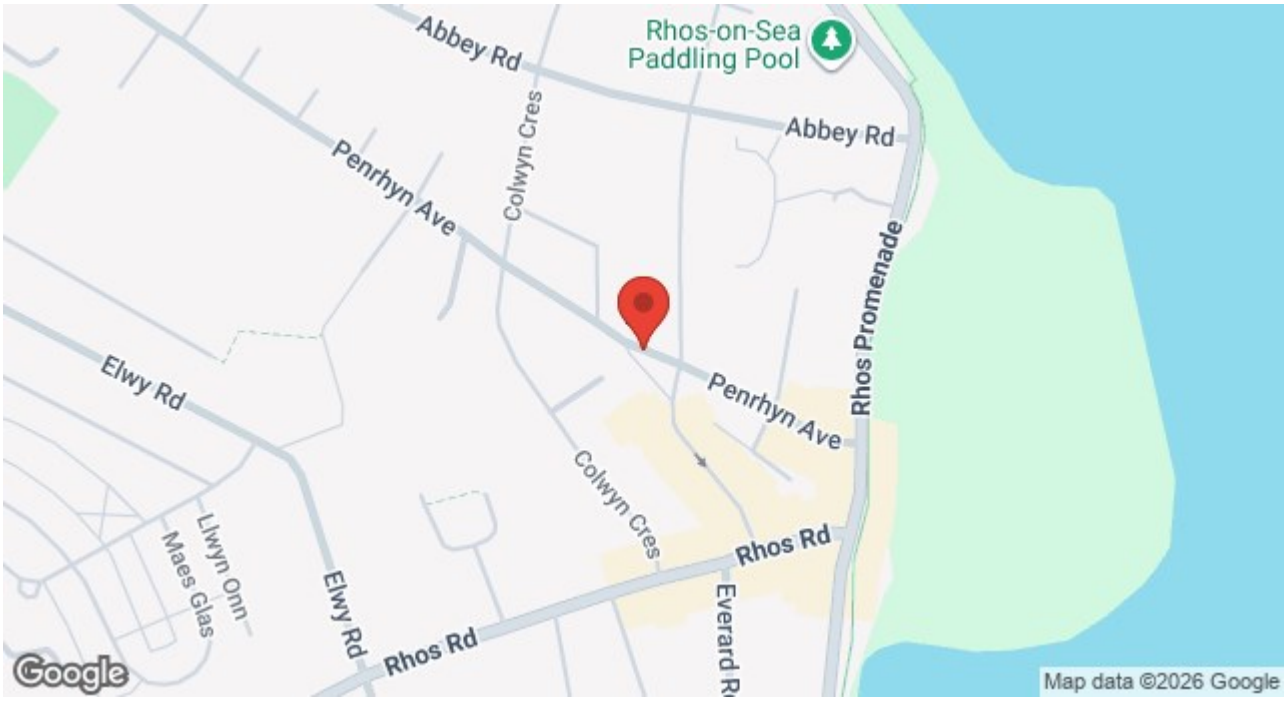
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

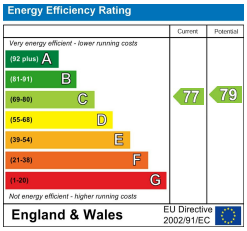
Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.

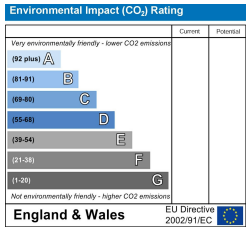
PMA; WHEN WE WERE ASKED TO ARRANGE THIS SALE WE HAVE BEEN UNABLE TO VERIFY CERTAIN INFORMATION. IN PARTICULAR NONE OF THE SERVICES, BOUNDARIES, FITTINGS, TENURE AND APPLIANCES, WHERE APPLICABLE, HAVE BEEN TESTED/CHECKED. NO WARRANTIES OF ANY KIND CAN BE GIVEN











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