



STERLING

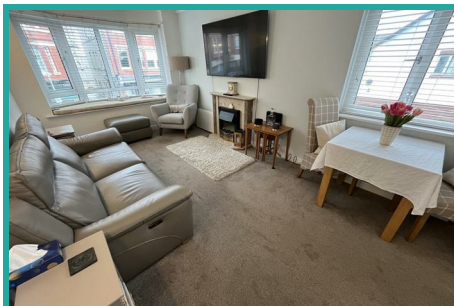
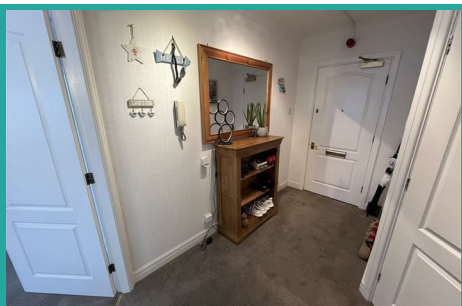
ESTATE AGENTS & VALUERS



4A Rhos Parade, Rhos-on-Sea, Colwyn Bay LL28 4RD

£119,000

In the centre of Rhos Village with all the amenities on the door step and just around the corner from the picturesque harbour and promenade. A PURPOSE BUILT 1 BEDROOM FIRST FLOOR APARTMENT with PARKING ideal for a couple seeking a home with little upkeep and in such an excellent convenient location. The apartment is entered via a door security entry phone into the hallway and stairs to the upper floors. 4A is the First Floor and affords HALL, LOUNGE & DINING AREA, FITTED KITCHEN, MODERN SHOWER ROOM, BEDROOM, DOUBLE GLAZING, ELECTRIC HEATING. Leasehold for 125 years, Council Tax Band C, Energy Rating 63D Potential 67D. Ref CB8069



Entrance

Door security entry phone and front door into the communal hall, stairs to upper floors

First Floor

Apartment 4a

Hall, coved ceilings

Lounge & Dining

18'8" x 9'6" (5.7 x 2.9)

Marble fireplace and electric fire, double glazed bay window and seating, night storage heater, coved ceilings, double glazed side window

Fitted Kitchen

8'10" x 8'10" (2.7 x 2.7)

Range of white base cupboards and drawers, back work top surfaces, 4 ring electric hob unit, plumbing for washing machine, fridge freezer, Belling electric hob unit, microwave, cooker extractor hood

Bedroom

15'1" x 8'6" (4.6 x 2.6)

Double glazed, night storage heaters, coved ceilings

Modern Shower Room

6'10" x 6'2" (2.1 x 1.9)

Walk in double shower cubicle and unit, w.c, vanity wash hand basin, wall mirror, tiled vanity recess, tiled walls and floor, heated towel radiator

Outside

Allocated car parking space at the rear of the building

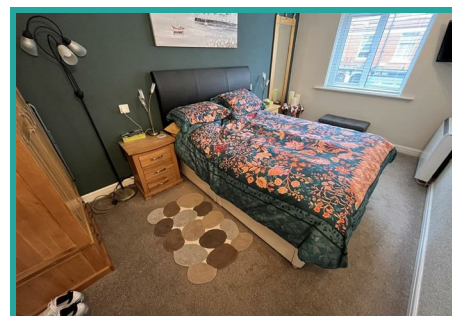
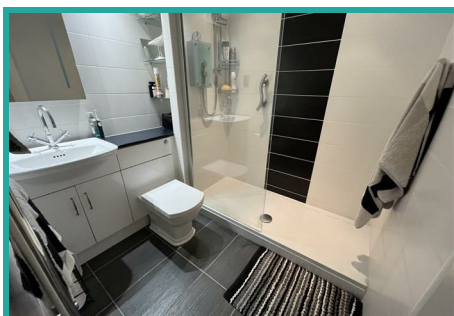
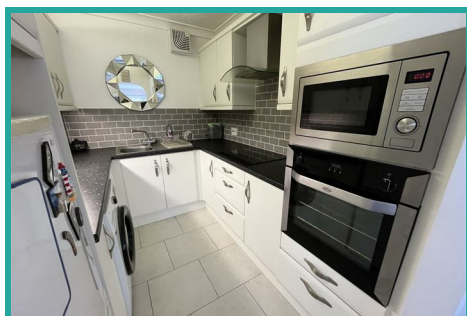
AGENTS NOTE

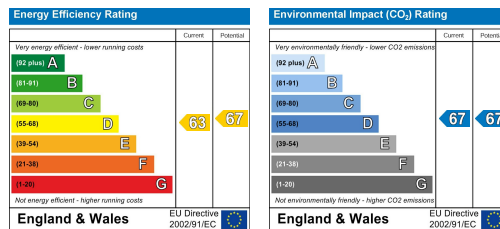
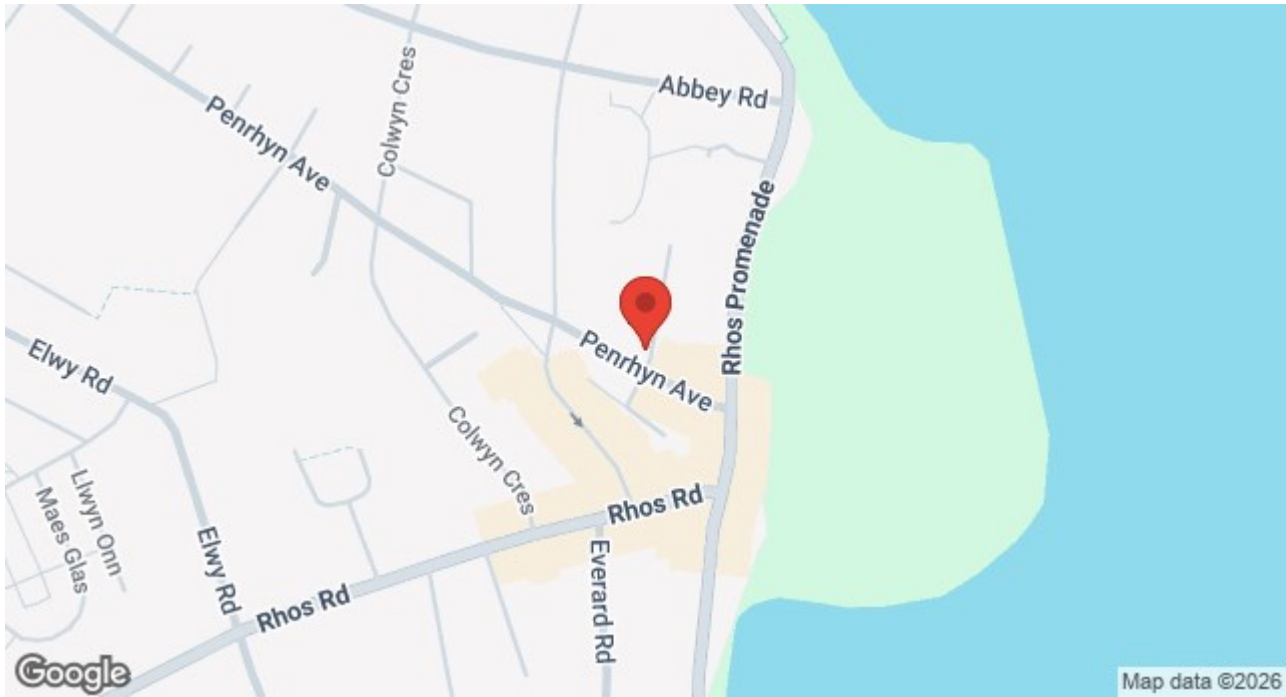
AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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.





AGENTS NOTES;

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.



No fee mortgage brokerage service

As a member of The Guild of Professional Estate Agents, Sterling Estates have access to The Guild of Professional Estate Agents Mortgage Services.

- NO FEE advice from the whole of the market
- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week, 9.00am – 8.00pm
 Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun



t: 01492 534477

www.sterlingestates.co.uk



YOUR HOME OR PROPERTY MAY BE REPOSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

The Guild of Professional Estate Agents Mortgage Services is provided by London & Country Mortgages Ltd, Beazer House, Lower Bristol Rd, Bath, BA2 3BA who are authorised and regulated by the Financial Services authority, FSA number 143002. The FSA does not regulate most buy to let mortgages.