

**Lodge 2 Knightsbridge Aberconwy Park & Spa, Conwy  
North Wales LL32 8GA**



**£69,950**

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Aberconwy Resort & Spa is a luxury holiday home park located near Conwy Marina which has been awarded 5 star status by Visit Wales. The on-site facilities set this resort apart from others in the region, with a well equipped health club, a beauty salon, hairdressers, and the renowned Signatures Restaurant.

A 2 BEDROOM fitted and equipped caravan with access to the beach and not far from Conwy Marina featuring an OPEN PLAN LIVING ROOM FITTED KITCHEN, INNER HALL to 2 BEDROOMS, one with EN SUITE SHOWER and SECOND SHOWER ROOM. Outside is a LARGE DECKING RELAXATION AREA, LAWN and PARKING. ELECTRIC HEATING & DOUBLE GLAZED. Leasehold for 10 years from 13 September 2023. CB7851

### Open Plan Living Room Kitchen

20'8" x 11'9" (6.3 x 3.6)

Fireplace unit and shelving, electric fire, 4 double glazed windows, double glazed french doors onto decking, range of base cupboards and drawers with wood grain effect work top surfaces, stainless steel sink unit, wall units, stainless steel sink unit, splash back, built in dishwasher, fridge freezer, larder cupboard

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.

### Inner Hall

#### Bedroom 1

10'0" x 9'2" (3.05 x 2.8)

Double glazed, central heating radiator, wall cupboards and dressing table, fitted 4 door wardrobe

#### En Suite Shower Room

Shower unit, w.c, wash hand basin double glazed, wall mirror, central heating radiator, gas central heating boiler

#### Bedroom 2

8'2" x 5'6" (2.5 x 1.7)

Wardrobe unit, double glazed, central heating radiator, wall cupboards

#### Shower Room

6'2" x 3'4" (1.9 x 1.03)

Double cubicle and unit and seat, w.c, wash hand basin, double glazed, heated towel radiator, shaver point, mirror cabinet

### Outside

Large timber decking terrace with balustrading, side lawn and parking space

### 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









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
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