STERLING

ESTATE AGENTS & VALUERS

Apartment 40 Rhoslan Park, Colwyn Bay, North Wales LL29 7HR

£49,950

Located on the second floor and approached by a lift, a 1 BEDROOM RETUIREMENT APARTMENT in "Rhoslan Park", a purpose built development for the over 55s. In a convenient location close to the local shops, promenade, bus stop, beach & other amenities of Colwyn Bay. The apartment is ready for occupation, there is NO ONGOING CHAIN and there is a secure communal entrance, lift & stairs to all floors, communal lounge & laundry room. Site manager and 24 hour emergency cord line assistance in all apartments. Double glazed and electric heating. Tenure Leasehold 125 years from 1993. Council Tax Band B. Awaiting EPC Ref CB8086

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

Entrance
Communal Reception Hall, stairs and lift to upper floors

Second Floor and Apartment 40

Hall
Built in airing cupboard and store, coved ceilings

Large Lounge
18'4" x 10'5" (5.6 x 3.2)
Double glazed square bay window, night storage heater, coved ceilings, 3 wall lights, archway to

Kitchen
7'2" x 5'6" (2.2 x 1.7)
Stainless steel sink unit, Whirlpool fridge, limed oak style base cupboards and drawers with terrazzo design work top surfaces, part tiled walls, built in electric oven and hob unit, cooker extractor hood, wall units

Bedroom
13'2" x 8'6" (4.03 x 2.6)
Double glazed, night storage heater, coved ceilings, built in mirror wardrobes, 3 wall lights

Bathroom
6'9" x 5'6" (2.08 x 1.7)
Panel bath, Triton shower unit, screen, w.c, pedestal wash hand basin, coved ceilings, mirror & shaver point, part tiled walls, heated towel radiator

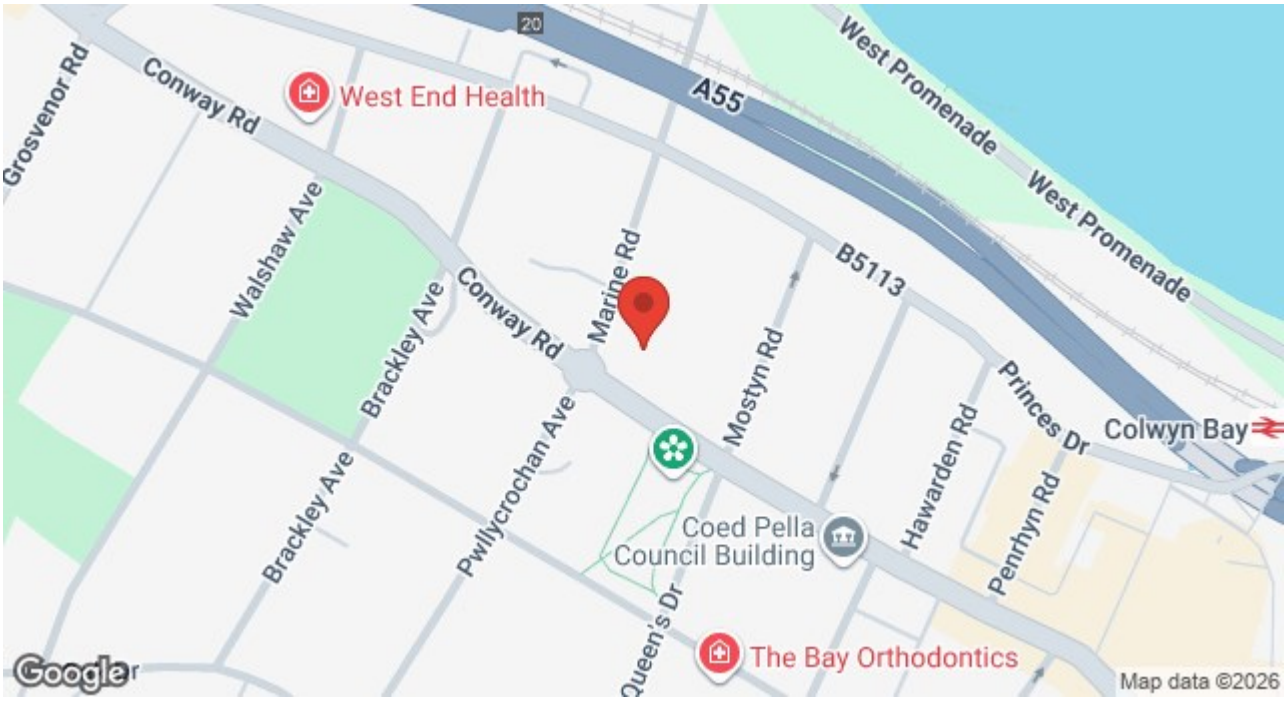
AGENTS NOTE
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

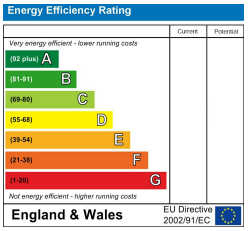
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many 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.

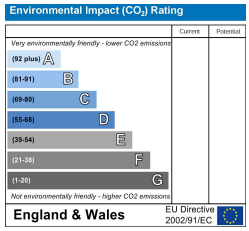
Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport 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.

MOBILE & BROADBAND
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 18 Mbps 1 Mbps
Good Superfast 80 Mbps 20 Mbps
Good Ultrafast 1800 Mbps 220 Mbps

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, variable in-home
Three-UK Good outdoor and in-home
Vodafone_ Good outdoor and in-home







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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

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t: 01492 534477

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YOUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.
The FSA does not regulate most buy to let mortgages.
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