

**Bryan Davies  
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AUCTIONEERS  
●  
ESTATE AGENTS

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53 Rhoslan Park, Conway Road, Colwyn Bay, LL29  
7HR



No Onward Chain £51,000



[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)

An Immaculate Fully Refurbished Third Floor One Bedroom Retirement Apartment for the over 55's situated in Colwyn Bay town centre within level walking distance of the shops, West End Medical Centre, Memorial Park and transport links including bus and train services.

Rhoslan Park has 24 hour management, residents lounge, laundry room, guest suite and lifts to all floors.

The apartment can be accessed via a communal entrance and lift to the third floor and comprises: hall; lounge/dining room with archway through to the fully refitted modern kitchen; double bedroom with built in wardrobes and fully refitted panelled shower room. The property benefits from upvc double glazed windows and refitted storage heating. Outside there is residents parking (not designated).

#### COMMUNAL ENTRANCE

lift to the third floor.

The accommodation comprises:

Apartment door to the:

#### HALL

entry phone, electric wall heater, cloaks cupboard with cylinder tank and immersion heater.

#### LOUNGE/DINING ROOM 16'11" x 10'7" (5.16m x 3.25m)



modern fireplace with inset electric fire, downlighters, modern storage heater.

Archway to the:



#### KITCHEN 7'7" x 5'9" (2.33m x 1.76m)

refitted with wall, base and drawer units in a high gloss finish, round edge worktops with inset 1½ bowl sink with mixer tap, space for upright fridge/freezer, built in electric oven with hob and extractor hood, floor and wall tiles.

#### DOUBLE BEDROOM 13'6" x 8'10" (4.13m x 2.70m)



plus built in wardrobe, downlighters, modern storage heater.





## SHOWER ROOM



downlighters, panelled walls, shower cubicle, vanity wash hand basin with cupboard storage, low flush w.c., towel radiator.

## COMMUNAL GARDENS



Maintained by the Management Company.

## TENURE

The property is held on Leasehold tenure for a 120 year term from 1993.

There is also a Ground Rent payable per annum.

## SERVICE CHARGE

The half year service charge from 1st March to 31st August 2022 is £1,441.07.

These charges should be confirmed by your legal advisor as can be subject to change.

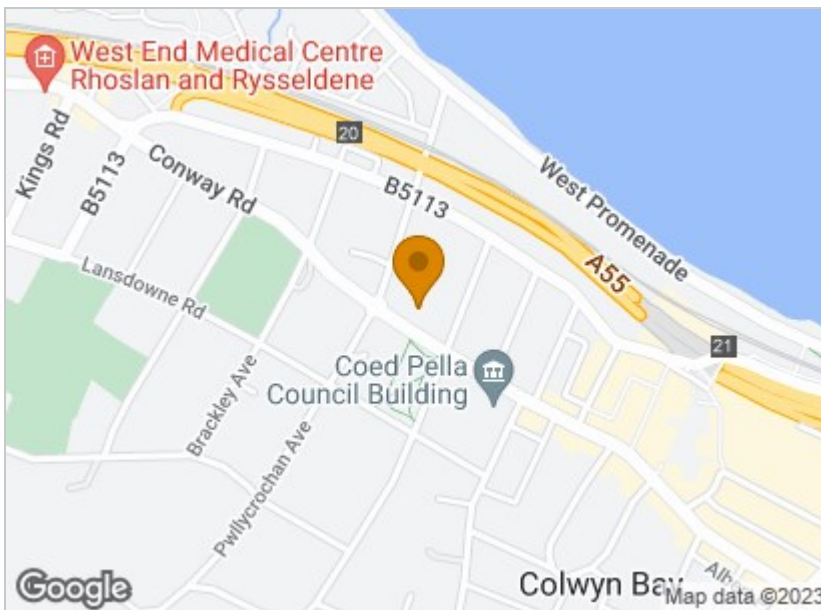
## COUNCIL TAX

Council Tax Band is B - obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

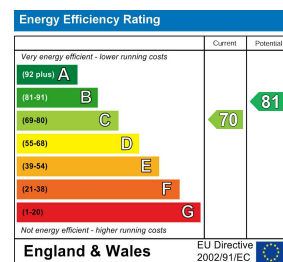
## PET POLICY

Pets are subject to Management Permission.

### Area Map



### Energy Efficiency Graph



### Directions

From the new Conwy County Borough Council offices in Colwyn Bay, proceed towards the West End, and Rhoslan Park is located on the corner of Conway Road and Marine Road, Colwyn Bay. REV: 27/05/22 A39 24/05/22

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)

Llandudno Office Opening Hours - Monday to Friday: 8.30 a.m to 5.30 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

