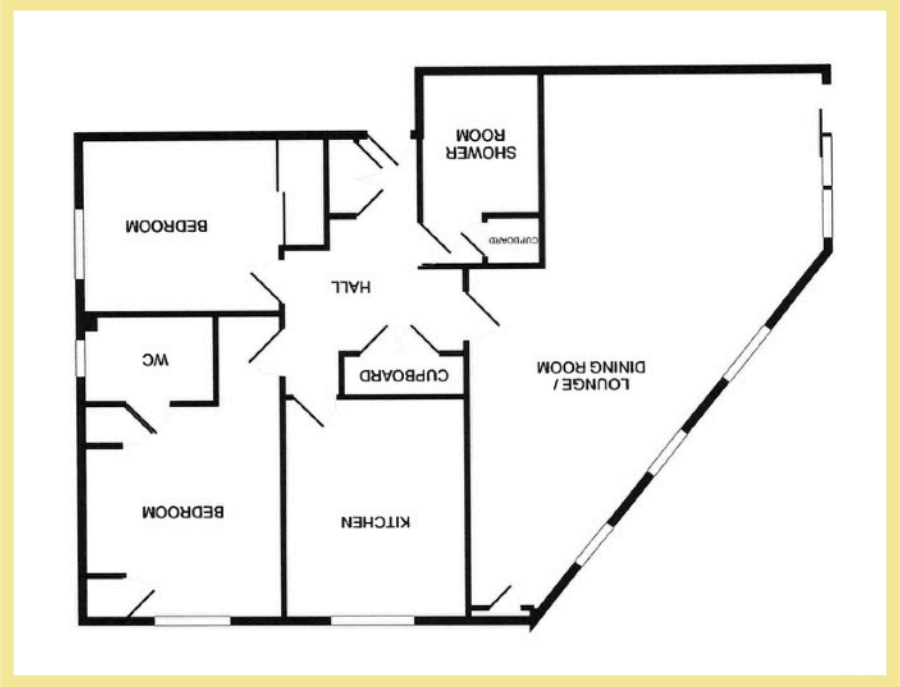


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com





# Two Bedroom Ground Floor Apartment With Far Reaching Panoramic Coastal Views

## Description

A two bedroom ground floor apartment situated in the popular College Court development and benefitting from panoramic coastal views towards Rhos on Sea harbour. Benefitting from upvc double glazing and gas central heating viewing is highly recommended to appreciate the views and elevated position on the Cayley Promenade.

The accommodation briefly comprises apartment hallway, large lounge/diner with patio door providing views towards Rhos on Sea harbour, kitchen, master bedroom with views towards Llanddulas and separate ensuite, double bedroom with fitted wardrobe, shower room with airing cupboard and a further two storage cupboards.

Outside to the front there is allocated parking and access to a single garage with an electric roller door. Side path gives access to the rear where there is a flagged patio with panoramic coastal views and lawn area.

- ✓ TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ PANORAMIC COASTAL VIEWS OF RHOS ON SEA HARBOUR
- ✓ SITUATED IN AN ELEVATED POSITION OVER CAYLEY PROMENADE
- ✓ LARGE OPEN PLAN LOUNGE/DINER
- ✓ OFF ROAD PARKING & GARAGE
- ✓ NO CHAIN

## Lounge

4.64m x 3.41m (15'3" x 11'2")



## Dining Area

5.21m x 3.72m (17'1" x 12'2") Maximum

## Kitchen



## Bedroom One

3.51m x 3.31m (11'6" x 10'10")

## Ensuite

2.25m x 1.14m (7'5" x 3'9")

## Bedroom Two

3.89m x 2.93m (12'9" x 9'8") Into wardrobe



## Shower Room

3.22m x 2.02m (10'7" x 6'8")

## Airing Cupboard

0.73m x 0.69m (2'5" x 2'3")

## Cupboard 1

1.15m x 0.34m (3'9" x 1'2")

## Cupboard 2

1.36m x 0.58m (4'6" x 1'11")

## Garage

5.63m x 2.97m (18'5" x 9'9")

## Location

The property is located in the popular coastal resort of Rhos On Sea with its wealth of local shops and other facilities. The larger resorts of Llandudno and Colwyn Bay are approximately three miles and one mile respectively and it is conveniently located for easy access to the A55 dual carriageway for Chester and the motorways beyond, also the main rail line Holyhead to Euston.

## Directions

From the Rhos on Sea office turn towards the Promenade, turn right onto the Promenade and take the second right onto Cayley Promenade, as the road swings right carry straight on remaining on Cayley Promenade, take the 4th right onto Llannerch Road East and College Court can be found on the right. NB Apartment is leasehold on a 120 year lease from 1/09/1988

Service charge £950 every 6 months which includes building insurance, fire system, ground maintenance and any external repairs.

There is a managing agent along with a managing company formed by the residents.

Council Tax Band: "F" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating Band C

## 2 Bedroom Ground Floor Apartment

Apt.10, College Court  
Rhos on Sea  
LL28 4HR

£259,950

Reference Number:RP2510  
7/02/22

Fletcher & Poole,  
1A, Penrhyn Avenue  
Rhos-on-Sea, LL28 4PS

Registered Company  
Number 4687367

## Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

tel: 01492 549178

email: [rhosonsea@fletcherpoole.com](mailto:rhosonsea@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

