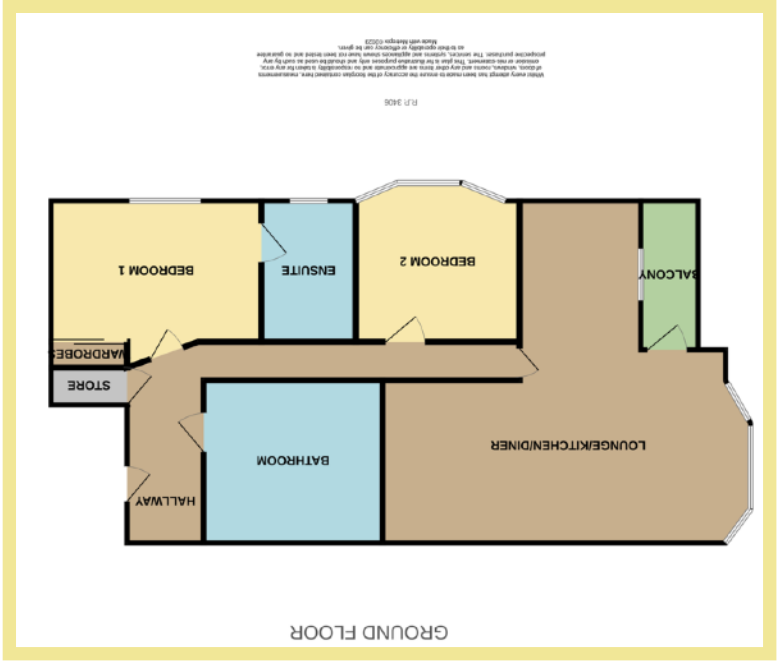


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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 travelling some distance to view the property.

www.fletcherpoolle.com





# Beautifully Presented Two Bedroom Upper Ground Floor Apartment Situated Close To Local Shops, Schools & Amenities

## Description

Cedar Court is an impressive new development with apartments that offer modern contemporary living with stylish open plan lounge/kitchen/dining area, quality fixtures and fittings and is situated close to the local amenities of Colwyn Bay and Llandudno with the many attractions North Wales boasts. You can enjoy a relaxing outdoor lifestyle with Colwyn Bay having one of the best beaches in North Wales. The accommodation in brief comprises of communal hallway with lift. Apartment entrance hall, a large lounge/kitchen/diner with a newly fitted and modern kitchen and access to a balcony, two double bedrooms, one benefiting from an ensuite, newly modernized shower room and storage cupboard. Outside to the front is landscaped and the property benefits from one allocated parking space. Viewing is essential to appreciate the spacious layout, quality fixtures and fittings and views this property boasts.

- ✓ BEAUTIFULLY PRESENTED TWO BEDROOM UPPER GROUND FLOOR APARTMENT
- ✓ MODERN OPEN PLAN LOUNGE/KITCHEN/ DINER ENJOYING SPECTACULAR SEA VIEWS
- ✓ ACCESS TO BALCONY & ALLOCATED PARKING
- ✓ CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES

## Lounge/Kitchen/Diner

7.94m x 7.11m (26'1" x 23'4")



N.B. Property is leasehold on a 250-year lease for 2018.  
Service charge £1,386.98 per annum  
Building insurance £107 per annum  
Ground rent £204.80 per annum

## Bedroom One

3.97m x 3.14m (13'0" x 10'4")



## Ensuite

2.82m x 1.85m (9'3" x 6'1")

## Bedroom Two

4.12m x 2.97m (13'6" x 9'9")

## Shower Room

2.85m x 1.90m (9'4" x 6'3")



## Location

Situated close to Colwyn Bay and Llandudno which has a variety of local shops and other amenities. It is conveniently located near to the A55 dual carriageway for easy access to Chester and the motorways beyond.

## Directions

From the Rhos On Sea office turn right onto the Promenade and first right onto Rhos Road (B5116) Continue to the traffic lights and turn left onto Brompton Avenue (B5115) Continue and go straight ahead at the roundabout and cross over the A55, at the mini roundabout turn right towards Mochdre onto Conway Road, take the first left onto Victoria Park where Cedar Court can be found on the left hand side.

Council Tax Band: "D" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Performance Rating Band B

2 Bedroom  
Upper Ground Floor  
Apartment

Apt.8, Cedar Court  
65 Victoria Park  
Colwyn Bay  
LL29 7AJ

£234,950

Reference Number:RP3406  
26/10/23

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: [rhosonseafletcherpoole.com](mailto:rhosonseafletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		