

## 25 Swn Y Mor

78 Conway Road, Colwyn Bay, Conwy, LL29 7LE



**PRICE: £68,000**

**Lease: 125 years from 1988**

### Property Description:

A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR BENEFITING FROM UPDATED KITCHEN AND SHOWER ROOM, NEWLY FITTED COMBI BOILER AND UPDATED ELECTRIC HEATING SYSTEM

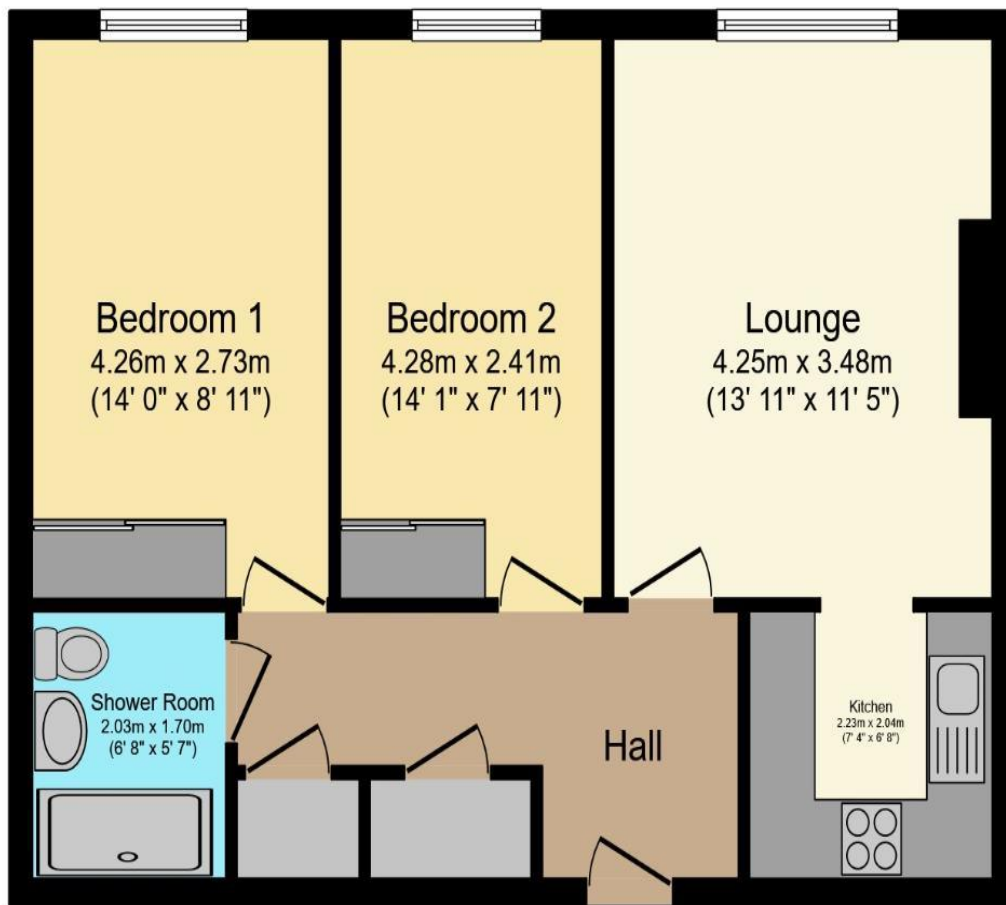
Swn Y Mor was constructed by McCarthy & Stone (Developments) Ltd and comprises 56 properties arranged over 4 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge and Communal Laundry  
Guest Suite with kitchen  
Minimum Age 60  
Lift to all floors  
24 hour emergency Appello call system

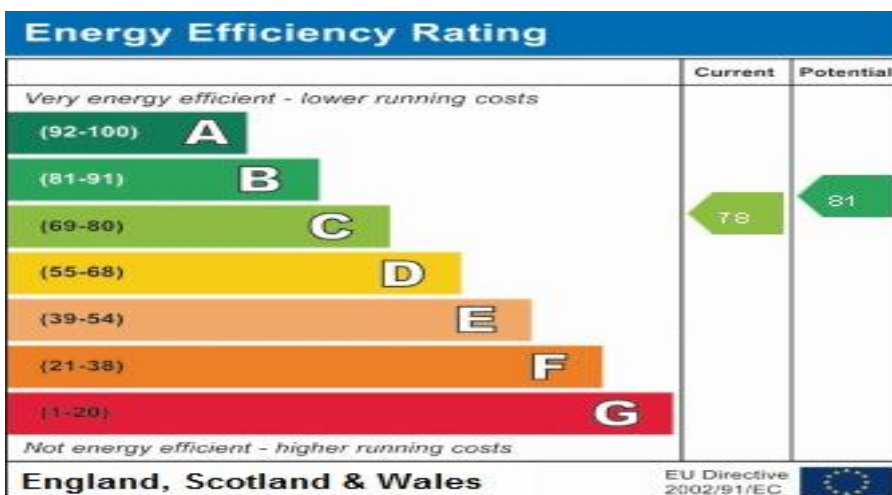
Development Manager  
Price to include Carpets, Blinds and Light Fittings  
Lease 125 years from 1988  
6 monthly Service Charge £2188.32  
Annual Ground Rent £547.01



**For more details or to make an appointment to view, please contact  
Charlotte Harvey**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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**For Financial Year Ending:**

**31/08/24**

**Annual Ground Rent:**

**£547.04**

**Ground Rent Period Review:**

**Next uplift 2032**

**Annual Service Charge:**

**£4,376.64**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**n/a Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.