



1 bed apartment to buy in LL29

Conway Road, Colwyn Bay, Conwy, LL29
7HR

£40,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Close to public transport
- ✓ For Sale by Auction! An excellent opportunity for buyers seeking a well-priced over 55's property
- ✓ Bright and generous lounge featuring an attractive bay
- ✓ Double bedroom with fitted mirrored wardrobes.
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are delighted to present this spacious and well-maintained one-bedroom second-floor apartment, situated within a sought-after over 55s development on Conway Road, Colwyn Bay. Offering generous accommodation, excellent communal facilities and lift access, this fantastic property presents an ideal opportunity for those seeking secure, low-maintenance living in a convenient coastal location.

Beautifully presented throughout, the apartment comprises a welcoming entrance hall with useful built-in storage, a bright and spacious lounge enhanced by a charming bay window, an open-plan fitted kitchen with a range of wall and base units and integrated appliances, a generous double bedroom with fitted mirrored wardrobes, and a well-appointed bathroom featuring a three-piece suite with an electric shower over the bath. The property further benefits from electric heating, double glazing and neutral décor throughout, allowing the next owner to personalise the space with ease.

Residents enjoy a range of excellent communal facilities, including a welcoming residents' lounge hosting regular social activities, attractive communal gardens, lift access to all floors, a communal laundry room, communal bin store and parking available via an annual permit. The development also benefits from an on-site House Manager together with a 24-hour emergency careline system, providing additional peace of mind.

The service charge includes buildings insurance, water rates, use of the communal laundry facilities, and the maintenance and cleaning of all communal areas.

Ideally positioned on the popular Conway Road, the development is within easy reach of Colwyn Bay's excellent range of shops, supermarkets, cafés, restaurants, healthcare facilities and public transport links. The beautiful promenade, beach and regenerated waterfront are all nearby, while the A55 Expressway provides excellent access to Llandudno, Conwy, Chester and beyond.

We have been informed by the seller that the property is leasehold, held on a 120-year lease from 1993, with approximately 87 years remaining. Prospective purchasers are advised to verify the lease details, service charge and ground rent with their solicitor.

This property is offered for sale by auction, presenting an excellent opportunity for owner occupiers or investors seeking a well-located apartment within this popular over 55s development.

EPC Rating: C

Entrance Hallway

A solid wooden entrance door opens into a welcoming entrance hall finished with a textured coved ceiling and ceiling light. The hallway benefits from a fitted smoke alarm, an entry telephone system providing secure access to the development, and a generous built-in airing cupboard housing the immersion heater, slatted shelving, wall-mounted consumer unit and water stop tap, providing excellent additional storage. Doors lead to all principal rooms.

Lounge and Dining Area

A bright and spacious reception room enjoying a large double glazed bay window to the front elevation, allowing natural light to flood the space whilst creating an attractive seating area. The room offers ample space for both comfortable lounge furniture and a dining table, making it ideal for both everyday living and entertaining. Finished with a textured coved ceiling, three wall light points, television aerial point and a wall-mounted electric heater. An open archway seamlessly connects the living area to the kitchen.

Kitchen

Open-plan to the lounge, the kitchen is fitted with a range of matching wall and base units complemented by roll-edge work surfaces and tiled splashbacks. Incorporated within the kitchen is a built-in electric oven, four-ring electric hob with fitted extractor canopy above, stainless steel sink and drainer unit and an integrated fridge. Finished with a textured coved ceiling and ceiling light, the kitchen provides a practical and functional workspace.

Bedroom One

A generously proportioned double bedroom enjoying a double glazed window to the front elevation. The room offers excellent space for a range of bedroom furniture and further benefits from built-in wardrobes with louvre mirrored doors, providing extensive storage. Finished with a textured coved ceiling, three wall light points and a wall-mounted electric heater.

Bathroom

Appointed with a three-piece suite comprising a panelled bath with electric shower and glazed shower screen over, low flush WC and pedestal wash hand basin. The bathroom further benefits from partially tiled walls, a wall-mounted heated towel rail, fitted mirror with integrated shaver socket and wall light above, together with a textured coved ceiling and ceiling light, creating a bright and practical space.

Communal Facilities & External

Residents enjoy access to a range of excellent communal facilities including beautifully maintained communal gardens, a welcoming residents' lounge hosting regular social events and gatherings, an on-site laundry room, and a communal bin store. Lift access serves all floors, providing ease of access to the apartment. Parking is available by way of an annual permit (subject to the relevant charge), adding further convenience for residents.

Service Charge & Development Information

We have been informed by the seller that the apartment benefits from a comprehensive service charge, which includes buildings insurance, water rates, use of the communal laundry facilities, and the maintenance and cleaning of all communal areas. The development also benefits from an on-site House Manager, together with a 24-hour emergency careline system providing additional peace of mind for residents.

Garden

Residents enjoy access to a range of excellent communal facilities including beautifully maintained communal gardens.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 87

Annual Ground Rent Amount: £701.00

Annual Service Charge Amount: £2,802.00

Price: Starting Bid £40,000

Property Type: Apartment

Parking: Allocated

Year built: 1993

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water


Water meter: No

Sewerage: Standard UK domestic

Broadband: ADSL copper wire

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Conway Road, Colwyn Bay, Conwy, LL29 7HR

Contact your local branch today for more information on this property:

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