



**Adlington House**  
**Abbey Road**  
**Rhos on Sea**  
**Colwyn Bay**  
**Conwy**  
**LL28 4PU**

**Offers in Excess of £80,000**

**bettermove**

# Abbey Road Colwyn Bay

Bettermove are proud to present this 1 bedroom Retirement Flat in Rhos on Sea available with no forward chain and welcoming cash buyers only.

The property benefits from double glazing, electric heating throughout and has off street parking available. There is a wide range of communal facilities available in the building such as the bistro, guest suite, hairdressing salon, quiet lounge, assisted bathroom, library, IT suite, communal lounge, gym and patio. The council tax band is C.

This is a leasehold property with 109 years remaining on the lease; the ground rent is £250 per annum, the service charge is £59.60 per week which includes all water rates and there is an additional well being charge of £73.50 per week.

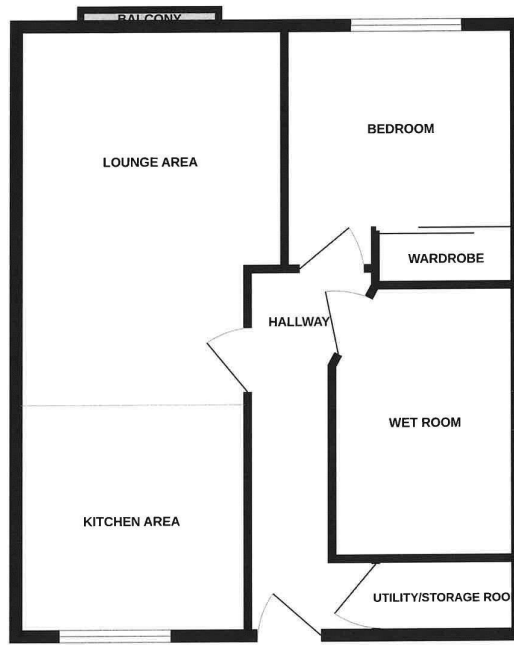
The interior of this property comprises a spacious living are, the fitted kitchen, one double bedroom and the wet room on the first floor of the building. There is a lift available for access to each floor.

Located in the popular town of Rhos on Sea, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



APARTMENT



RP-3069

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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