



Conwy Garth
College Avenue
Rhos on Sea
Colwyn Bay
Conwy
LL28 4NT

Offers In Excess Of £136,000

bettermove 

College Avenue Colwyn Bay

Bettermove are proud to present this 2 bedroom first floor flat in Rhos on Sea.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the car park.

The council tax band is C.

This is a leasehold property with 999 years remaining on the lease 1979; the service charge is £1000 per year.

The interior of this beautifully presented property comprises a spacious living and dining area, fitted kitchen, 2 bedrooms and the bathroom.

Located in the popular town of Rhos on Sea, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

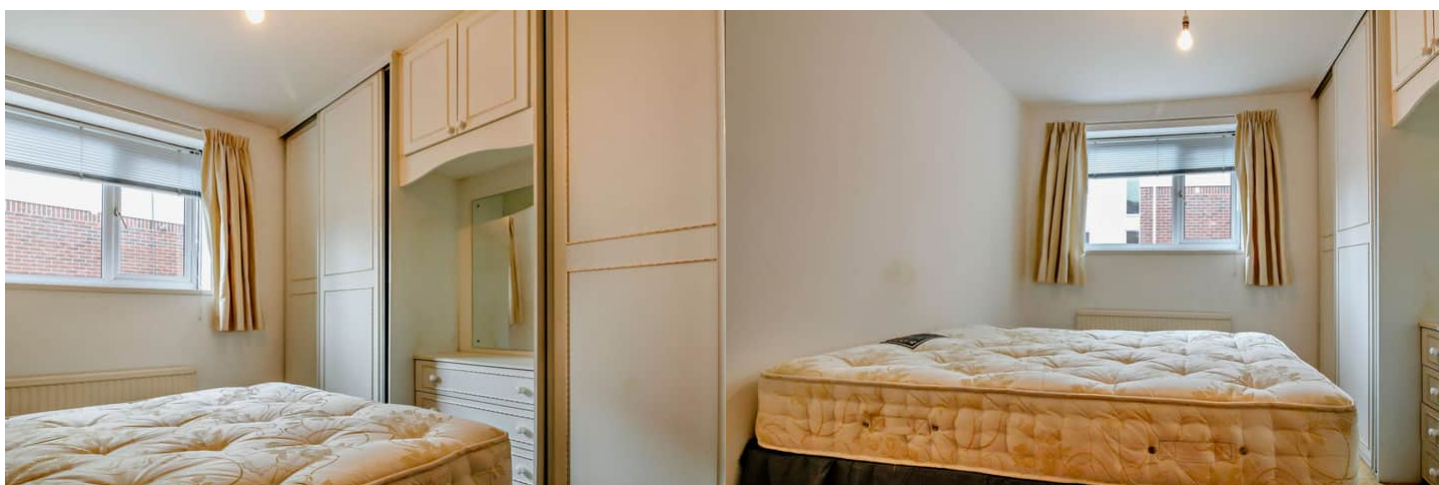
Excellent transport connections can be found from the A55, Colwyn Bay train station and many local bus routes.

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

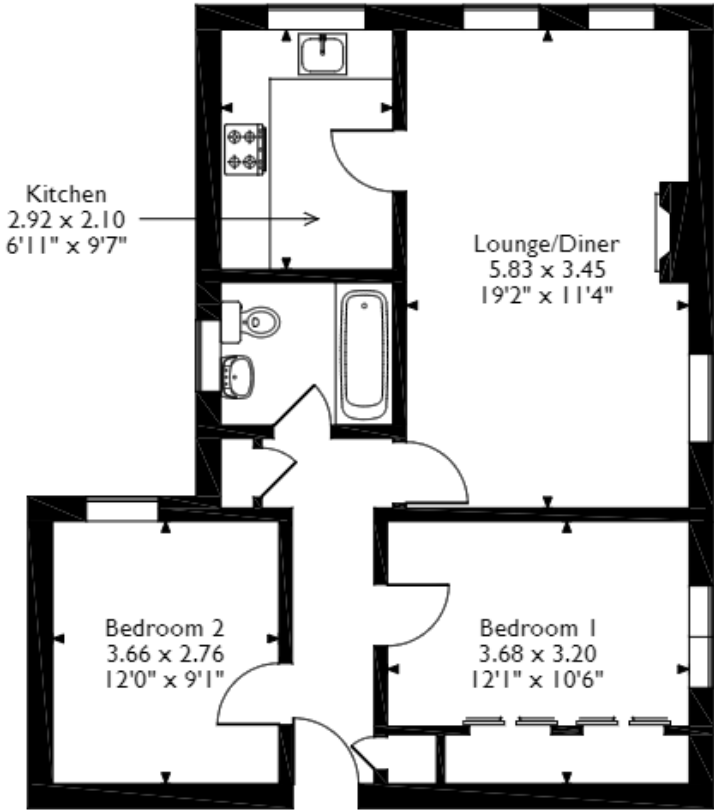
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Conwy Garth, College Avenue, Colwyn Bay
 Approximate Gross Internal Area
 59 Sq M/635 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	74	78
(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	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk