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Services, fittings and equipment referred to in the sales details have not been

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Fletcher & Poole



Apt. 5, Penrhyn Park  
Penrhyn Avenue  
Rhos on Sea  
LL28 4PL

# One Bedroom Ground Floor Retirement Apartment Situated Close To All Amenities Of Rhos on Sea Village

## Description

This one bedroom ground floor retirement apartment is situated close to the amenities of Rhos on Sea village, the promenade and local bus route.

Penrhyn Park is a well managed development for the over 55s with a site manager, secure communal entrance, lift to all floors, careline pull cord system, communal lounge and laundry room.

Outside there is parking and communal gardens including a paved seating area.

The light and well maintained apartment comprises hallway with good size storage room, lounge/diner opening into a kitchen, bedroom with fitted wardrobes and a shower room. There is upvc double glazing and electric storage heaters.

- ✓ ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT
- ✓ CLOSE TO ALL AMENITIES OF RHOS ON SEA VILLAGE & BUS ROUTE
- ✓ LIGHT & WELL MAINTAINED APARTMENT
- ✓ NO CHAIN

## Lounge/Diner

5.10m x 3.23m (16'9" x 10'7")



## Kitchen

2.75m x 1.69m (9'0" x 5'7")



## Bedroom

4.02m x 2.71m (13'2" x 8'11")

## Shower Room

2.18m x 1.72m (7'2" x 5'8")



## Outside

Communal gardens.



## Location

The property is located in the popular coastal resort of Rhos On Sea with its wealth of local shops and other facilities. The larger resorts of Colwyn Bay and Llandudno are approximately 1 mile and 3 miles respectively and it is conveniently located for easy access to the A55 dual carriageway for Chester and the motorways beyond, also the main rail line Holyhead to Euston.

## Directions

From the Rhos On Sea office turn left down Penrhyn Avenue where Penrhyn Park can be found after a short distance on the left

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

Energy Performance Rating Band D

NB. The apartment is leasehold.

Service charge every 6 months is £1,488.71 which can be subject to change, this includes water rates, lift, general maintenance and buildings insurance and communal laundry, careline and house manager.

Ground rent every 6 months is £264.61

Allocated parking is £25 every 6 months, communal parking is free on a first come first served basis.

1 Bedroom  
Ground Floor  
Retirement  
Apartment

Apt.5, Penrhyn Park  
Penrhyn Avenue  
Rhos on Sea  
LL28 4PL

**£54,950**

Reference Number: RP2440  
26/10/20

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

