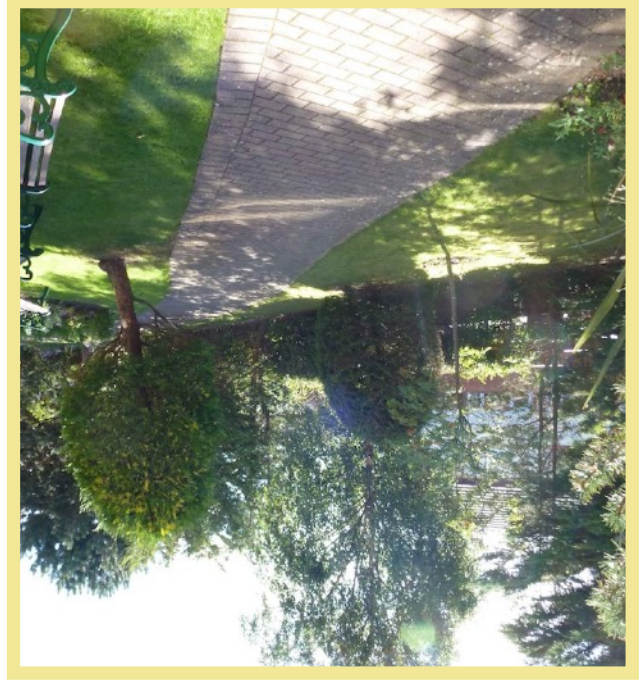
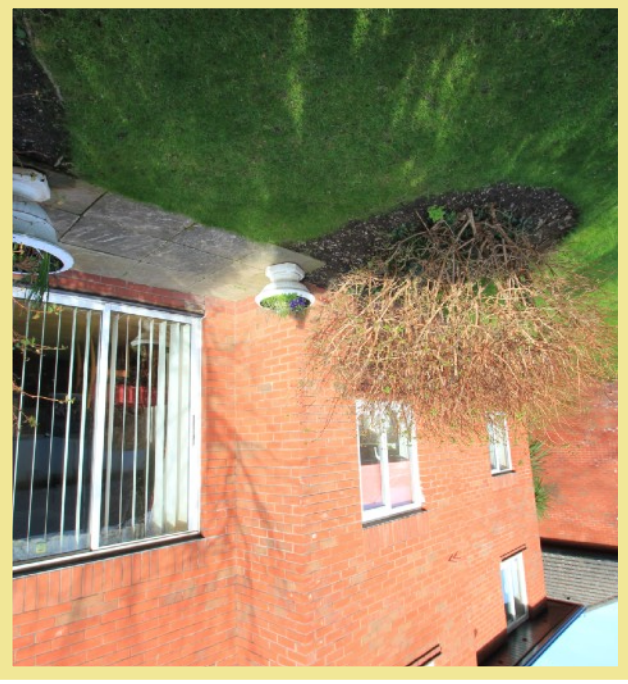


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com



2 Rhos Manor
Penrhyn Avenue
Rhos on Sea
LL28 4PN

Well Presented Two Bedroom Ground Floor Retirement Apartment With Small Garden & Private Parking

Description

This well presented ground floor retirement apartment is in the well maintained development of Rhos Manor and is centrally located for the shops, promenade and bus stop.

Apartment 2 enjoys the favoured corner position with dual aspect windows in the lounge/diner and access to a small garden with a flagged patio area surrounded by mature shrubs. The property also has the added benefit of two bathrooms and a secure allocated parking space. The apartment in brief comprises, apartment hallway, cupboard with double mirrored folding doors, large light lounge/diner, fitted kitchen with integrated hob, oven and microwave, master bedroom with fitted wardrobes and dressing table with access to its own ensuite with bath and shower above, a further double bedroom, shower room and cupboard housing the water cylinder. Outside the development is set within landscaped gardens and has access to a secure allocated parking space. The property is well worth viewing to appreciate the unique corner position and central village location.

- ✓ WELL PRESENTED TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT
- ✓ SITUATED IN THE HEART OF RHOS ON SEA VILLAGE
- ✓ FAVOURED CORNER POSITION WITH ACCESS TO GARDENS
- ✓ OPEN PLAN LOUNGE/DINER & TWO BATHROOMS
- ✓ SECURE ALLOCATED PARKING SPACE
- ✓ NO CHAIN

Accommodation

Timber framed door gives access into;

Apartment 2

Coved ceiling, electric radiator, wall mounted video intercom, wall mounted careline, doors give access to lounge/diner, bathroom, a store cupboard and two bedrooms, mirrored doors give access to a further store cupboard.

Lounge/Diner

6.32m x 2.84m (20'9" x 9'4") Upvc double glazed window to side aspect, double glazed patio door gives access to front garden, coved ceiling, two electric radiators, marble fireplace and hearth with electric fire, television point, ceiling mounted careline, door gives access to kitchen.

Kitchen

2.40m x 2.07m (7'10" x 6'10") Upvc double glazed window to front aspect, coved ceiling, fully tiled walls, wood effect laminate flooring, combination of wall and base units with roll top work surface over, integrated electric oven, integrated microwave, integrated four ring electric hob with extractor fan above and inset lighting, composite sink with mixer tap, space for fridge/freezer, wall mounted heater.

Shower Room

2.14m x 1.42m (7'0" x 4'8") Fully tiled walls composite wash/hand basin with gold taps and storage cupboards beneath, low flush w.c, walk in shower enclosure with electric shower, wall mounted shaving point, alcove with glass shelving for storage, ceiling mounted extractor fan, ceiling mounted Careline, wall mounted heater.

Store Cupboard

1.00m x 0.54m (3'3" x 1'10") Housing the water cylinder.

Store Cupboard 2

1.67m x 0.72m (5'6" x 2'5") Folding mirrored doors with built in shelving and clothes rail for storage.

Bedroom One

4.40m x 2.74m (14'5" x 9'0") Upvc double glazed window to front aspect, coved ceiling, electric radiator, built in wardrobes, dressing table and chest of drawers, ceiling mounted careline, door gives access to ensuite.

Ensuite

2.14m x 1.93m (7'0" x 6'4") Ceiling spotlights, electric towel radiator, ceramic wash/hand basin with gold taps and storage cupboards beneath, low flush w.c, panel bath with gold taps and electric shower above, alcove with glass shelving for storage, wall mounted shaving point, wall mounted heater, ceiling mounted careline.

Bedroom Two

4.33m x 1.90m (14'3" x 6'3") Upvc double glazed window to front aspect, fitted wardrobe and dressing table, coved ceiling, electric radiator, ceiling mounted careline.

Outside

To the front there is a small flagged patio area, laid to lawn and surrounded by borders containing mature shrubs and trees. There is also communal gardens and No 2 has its own private allocated parking space to the rear of the property.

Location

Rhos on Sea is a very popular seaside resort famous for its shops and amenities. It is located between the larger resorts of Colwyn Bay and Llandudno and is also close to the A55 dual carriageway for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn left down Penrhyn Avenue, take the first right turn where Rhos Manor can be found on the corner.

NB The Apartment is leasehold on a 125 year lease from 1991

£196 Building Insurance per annum

£135 Annual Ground Rent per annum

£2,367.47 Annual Service Charge to

include water costs, lift, gardening, outside

maintenance, decorating and cleaning of public spaces.

Council Tax Band: "C" (provided on www.voa.gov.uk)

Current Energy Performance Rating Band C

2 Bedroom
Ground Floor
Retirement
Apartment

2 Rhos Manor
Penrhyn Avenue
Rhos On Sea
LL28 4PN

£149,950

Reference Number: RP2260
7/03/24

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com

