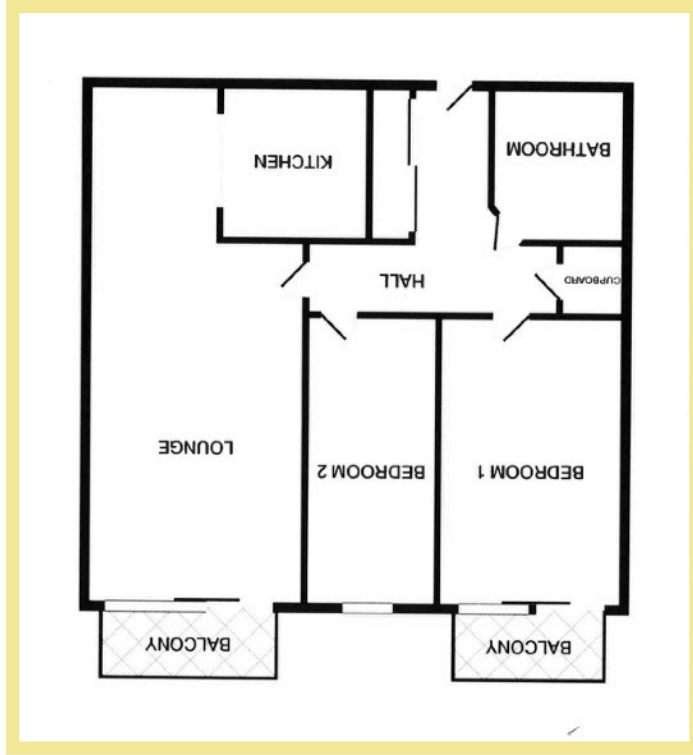


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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



40 Rhos Manor
Penrhyn Avenue
Rhos on Sea
LL28 4PN

Two Bedroom Second Floor Purpose Built Retirement Apartment Situated Close To Local Amenities

Description

A two bedroom second floor retirement apartment in the well maintained development of Rhos Manor and is centrally located for the shops and promenade. Rhos Manor is for the over 55's and has an on site house manager, careline pull cord system, a lift to all floors, communal lounge and laundry, guest suite and well maintained communal garden. The apartment in brief comprises hallway, mirrored storage cupboards, lounge/diner with access to a balcony, fitted kitchen, one double bedroom with fitted wardrobes and access to a further balcony, a single bedroom, bathroom and airing cupboard. The property benefits from upvc double glazing and electric storage heaters.

- ✓ TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT
- ✓ SITUATED CLOSE TO LOCAL AMENITIES & SHOPS OF RHOS ON SEA
- ✓ BENEFITS FROM TWO BALCONIES
- ✓ NO CHAIN

Accommodation

Timber framed door gives access into;

Apartment Hallway

Ceiling spotlights, coved ceiling, wall mounted video intercom, wall mounted careline, doors give access to lounge/diner, two bedrooms, bathroom and two cupboards.



Lounge/Diner

7.47, x 3.17m (24'6" x 10'5") Maximum, upvc double glazed patio door gives access to balcony, coved ceiling, two electric radiators, television point, ceiling mounted careline, open archway gives access into kitchen.

Kitchen

2.13m x 2.03m (7'0" x 6'8") Coved ceiling, part tiled walls, tiled effect vinyl flooring, combination of wall and base units with roll top work surface over, integrated microwave, integrated electric oven, integrated four ring hob with extractor fan above, composite sink and drainer with mixer tap, space for fridge/freezer.

Bedroom One

4.21m x 2.70m (13'10" x 8'11") Upvc double glazed patio doors give access onto balcony, coved ceiling, electric radiator, built in wardrobes and bedside table, careline.

Bedroom Two

4.20m x 1.89m (13'9" x 6'3") Upvc double glazed window to side aspect, electric radiator.

Bathroom

2.04m x 1.93m (6'8" x 6'4") Fully tiled walls, low flush w.c, ceramic wash/hand basin with gold taps and storage cupboards beneath, panel bath with gold taps and electric shower above, built in shelving for storage, electric towel radiator, wall mounted shaver point, wall mounted heater, ceiling mounted careline.



Cupboard One

1.81m x 0.65m (6'0" x 2'2") Wall mounted fuse board and electric meter, built in shelving and clothes rail for storage.

Cupboard Two

1.00m x 0.63m (3'4" x 2'1") Housing the water cylinder, built in shelving for storage.

Outside

Communal garden.

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

£2,377.80 maintenance charge per annum

£194 building insurance per annum

£135 ground rent per annum

Includes water costs, lift, gardening, outside maintenance, decorating and cleaning of public spaces.

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

Current Energy Performance Rating Band B

2 Bedroom Retirement Apartment

40 Rhos Manor
Penrhyn Avenue
Rhos On Sea
LL28 4PN

£119,950

Reference Number: RP2303
1/07/20

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

