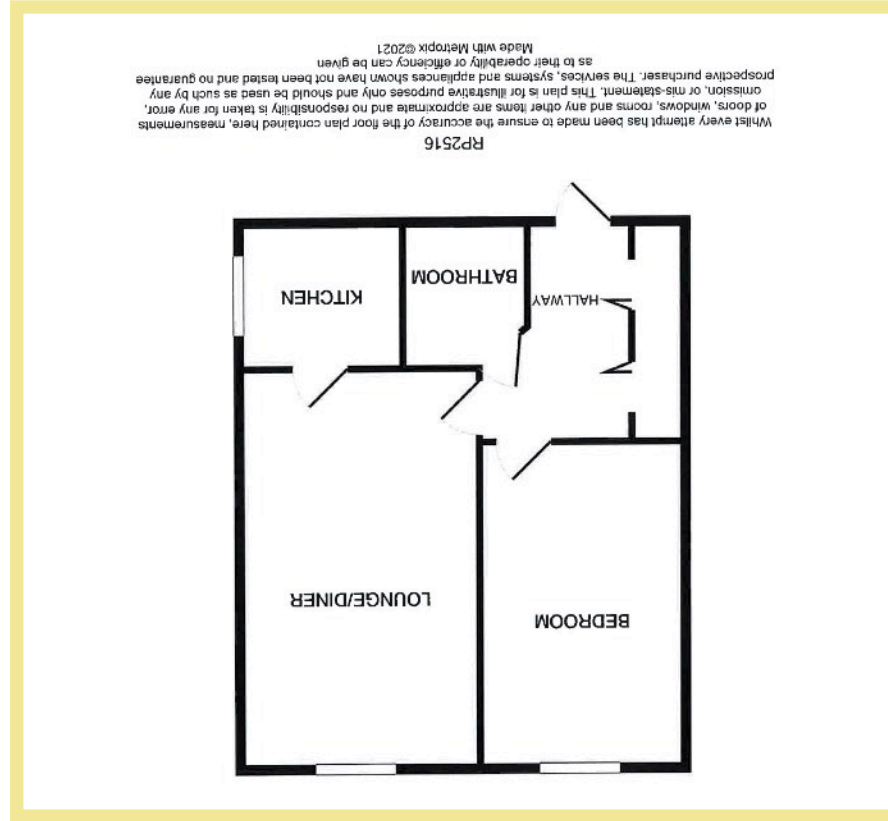


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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

F&P Fletcher & Poole



Apt. 39, Rhos Manor
Penrhyn Avenue
Rhos on Sea
LL28 4PN

One Bedroom Second Floor Retirement Apartment Situated In The Centre Of Rhos on Sea Village

Description

This well presented and maintained one bedroom second floor retirement apartment is part of Rhos Manor. Situated in the centre of Rhos on Sea and close to the promenade. Rhos Manor is for the over 55s and has an on site manager, careline pull cord system and lift to all floors, communal lounge and laundry, guest suite and well maintained communal gardens. The apartment comprises hallway with mirrored storage cupboards, a lovely light lounge/diner, open archway into the fitted kitchen, double bedroom with fitted wardrobe and modern shower room. There is upvc double glazing and electric storage heaters.

- ✓ ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT
- ✓ WELL PRESENTED & MAINTAINED
- ✓ SITUATED IN THE CENTRE OF RHOS ON SEA VILLAGE
- ✓ NO CHAIN

Lounge/Diner

5.93m x 3.15m (19'5" x 10'4")



Kitchen

2.13m x 2.11m (7'0" x 6'11")



Bedroom

4.26m x 2.69m (14'0" x 8'10")

Shower Room

2.09m x 1.93m (6'10" x 6'4")



Outside

Communal gardens.



Location

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

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.

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

Energy Performance Rating Band C

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.

1 Bedroom
Second Floor
Apartment

Apt.39, Rhos Manor
Penrhyn Avenue
Rhos on Sea
LL28 4PN

£89,950

Reference Number: RP2516
10/03/21

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
web: www.fletcherpoole.com

