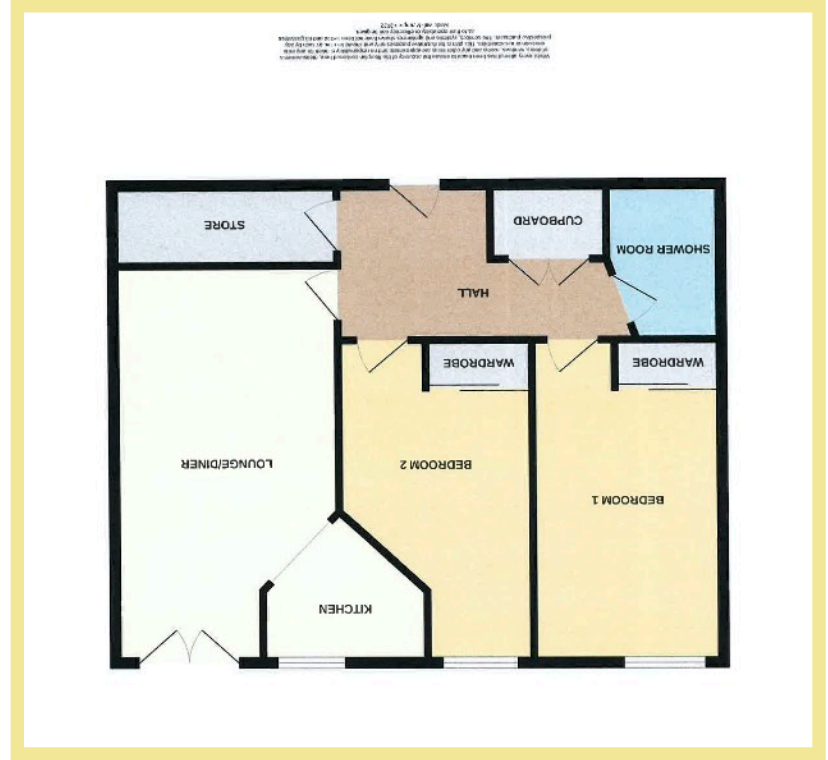


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

www.fletcherpoole.com



Apt. 12, Adlington House
Abbey Road
Rhos On Sea
LL28 4PU

Well Presented Two Bedroom First Floor Retirement Apartment Situated Close To The Local Amenities & Promenade

Description

An immaculately presented light and spacious first floor two bedroom retirement apartment for the over 55s. Situated in the beautifully maintained development of Adlington House close to the heart of Rhos On Sea and the promenade. Adlington House offers independent, secure living with the option of 24 hour on site care and support if required. The management team and residents organize events and excursions, there is also an on site bistro, guest suite, hairdressing salon, quiet lounge, assisted bathroom, library and IT suite, communal lounge, gym and outdoor patio. There is a cleaning, washing, ironing, decorating and general apartment maintenance service available. There is also a Security visual link entry system and a lift to all floors, personal pendant alarm with dual link to the management care team, smoke and heat detectors and communal fire alarms.

Apartment 12 comprises large entrance hall, a good size store room, spacious lounge/diner with views, a beautifully appointed fitted kitchen with integrated appliances, a double bedroom with fitted wardrobes, a second double bedroom and a modern wet room. The property benefits from upvc double glazing and electric heating. Viewing is highly recommended to appreciate the spacious layout, presentation and location.

- ✓ SUPERBLY LOCATED FOR RHOS ON SEA VILLAGE & PROMENADE
- ✓ LIGHT & SPACIOUS TWO BEDROOM APARTMENT
- ✓ RETIREMENT APARTMENT FOR OVER 55'S
- ✓ BEAUTIFULLY MAINTAINED COMPLEX

Lounge

7.03m x 3.39m (23'1" x 11'1")



Kitchen

2.99m x 2.34m (9'10" x 7'8")



Bedroom One

4.60m x 2.93m (15'1" x 9'8")



Bedroom Two

4.53m x 2.90m (14'11" x 9'6")

Wet Room

2.38m x 1.72m (7'10" x 5'8")



Storage

3.63m x 1.22m (11'11" x 4'0")

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 Llandudno and Colwyn Bay are approximately 3 miles and one mile 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, take the first right turn onto Colwyn Avenue, at the T Junction turn onto Abbey Road where Adlington House can be located on the corner.

N.B Leasehold property of 125 years from 2009
Mandatory service charge of £46.14 per week which includes water rates and mandatory well being charge of £56.69 per week. Further care services are available at a cost. On resale there are administration charges and a contingency fund contribution.
Management Company: MHA (Methodist Homes)
Mobility scooter shed subject to availability

Council Tax Band: "E" (provided on www.voa.gov.uk)
Energy Performance Rating Band B

2 Bedroom
First Floor
Retirement
Apartment

12 Adlington House
Abbey Road
Rhos on Sea
LL28 4PU

£169,950

Reduced From £179,950

Reference Number: RP2830
13/04/22

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85	87
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		