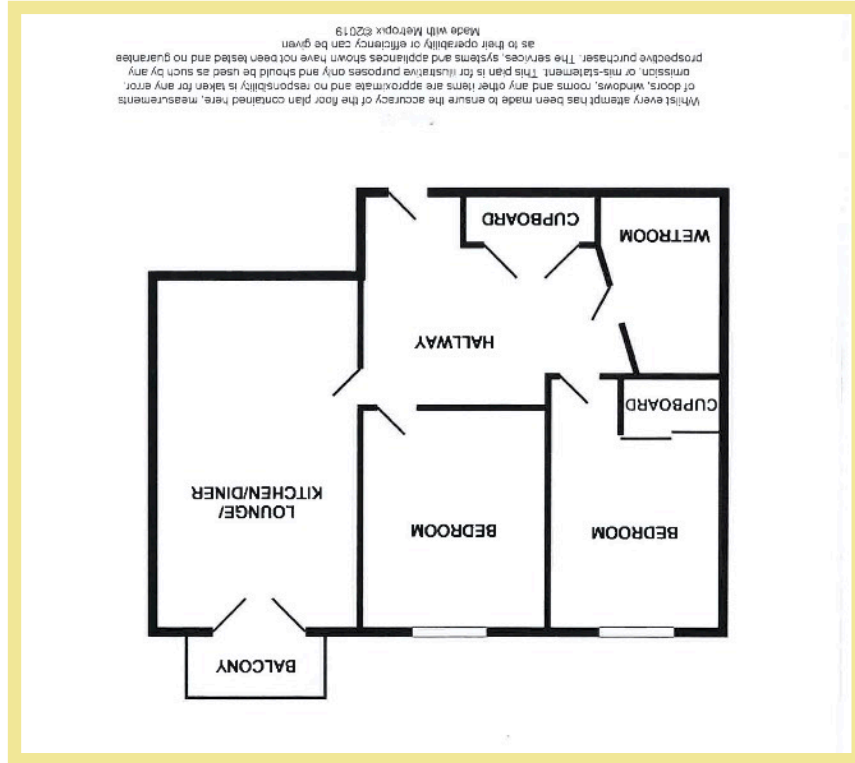


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com



Apartment 40
Adlington House
Abbey Road
Rhos on Sea
LL28 4PU

Immaculately Presented Third Floor Two Bedroom Retirement Apartment with Far Reaching Coastal Views

Description

An immaculately presented light and spacious third floor two bedroom retirement apartment. The property is situated in the heart of Rhos On Sea village with far reaching sea views and just a short walk from the extensive and beautiful sea-front promenade and sandy beaches.

Apartment 40 benefits from a large entrance hall, two bedrooms and a luxury wet room. Its spacious living area comprises a large lounge with Juliet balcony giving wide views of the bay and village, while also providing a modern kitchen and dining area; this is a lovely living space for all occasions.



- ✓ SUPERBLY LOCATED IN RHOS ON SEA
- ✓ TWO BEDROOM THIRD FLOOR
- ✓ FAR REACHING COASTAL VIEWS
- ✓ LIGHT AND SPACIOUS APARTMENT

Adlington House offers purpose built independent living with the recreational and social benefits of a waitress service bistro and communal areas. In addition is the added peace of mind that 24-hour on-site care and support can provide if needed.



Facilities include dishwasher, washing machine, cooker, microwave and oven. Kitchen appliances are built in and of the highest quality. Heating is thermostatically controlled and ample storage is provided in a small area off the hallway, or in the large integrated cupboards in each bedroom.



It is a modern and energy efficient development with an abundance of safety and security features. These comprise a visual link entry system and lifts to all floors, plus personal pendant alarm with dual link to the management care team, smoke and heat detectors and communal fire alarm.



Lounge/Kitchen/Diner

26'10" x 11'8" (8.18m x 3.55m)

Bedroom One

14'5" x 9'6" (4.39m x 2.89m)

Bedroom Two

12'5" x 9'0" (3.78m x 2.74m)

Wet Room

7'11" x 5'7" (2.41m x 1.70m)

Features & Facilities

Communal areas include Lounge, Bistro, Guest Suite, Library and IT Suite, Hairdressing Salon, Exercise Room, outside storage, off road parking spaces (not allocated) plus beautiful landscaped gardens which you can enjoy from the paved patio area. Owners can also enjoy regular events organised by the management team and residents if they wish. Cleaning, washing, ironing and general maintenance services are available for owners' convenience.



NB Leasehold apartment on a 125 year lease from 2009
Mandatory service charge is £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 Efficiency Rating: Band C

- ✓ SANDY BEACHES MINUTES AWAY
- ✓ ACCESS TO SEA FRONT PROMENADE

Location

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.

While numerous shops, beaches and restaurants are just minutes away, it also benefits from convenient long-distance access via the A55 expressway.

2 Bedroom
Third Floor
Retirement
Apartment
Apartment 40
Adlington House
Abbey Road
Rhos On Sea
LL28 4PU

£174,950

Reduced From £195,000

Reference Number: RP2633

13/08/21

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

