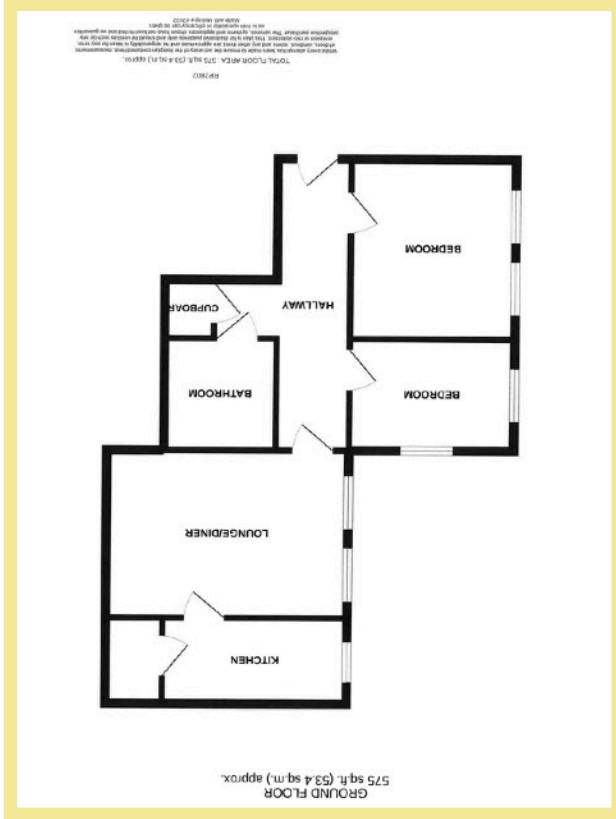


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole



Apt.5, Llys Hafan
Everard Road
Rhos On Sea
LL28 4EY

Two Bedroom First Floor Apartment Situated Close To Rhos on Sea Village & Promenade

Description

This two bedroom first floor apartment is situated in the heart of Rhos on Sea village and is a short walk from the local amenities and promenade. The property is situated in a small Clwyd Alyn Housing Development which caters for the over 55's. The purchase of the property works on a leasehold scheme for the over 55's where you would purchase the property based on a 70% market value and would sell the property based on a 70% market value. The lease is 60 years once purchased. The monthly service charge of £171.11 includes cleaning of the windows, outside communal areas and interior building and lift.

Parking is on a first come first served basis. Viewing is highly recommended to appreciate the convenient location of the property.

- ✓ PURPOSE BUILT TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ FOR THE OVER 55'S
- ✓ SITUATED CLOSE TO THE PROMENADE & VILLAGE
- ✓ NO CHAIN

Lounge/Diner

4.57m x 3.14m (15'0" x 10'4")



Kitchen

3.54m x 1.67m (11'8" x 5'6")



Pantry

1.69m x 0.92m (5'7" x 3'1")

Store Cupboard

1.01m x 0.91m (3'4" x 3'0")

Bedroom One

3.48m x 2.88m (11'5" x 9'6") Into wardrobe



Bedroom Two

2.88m x 1.98m (9'5" x 6'6")

Bathroom

2.10m x 2.06m (6'11" x 6'9")



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

Turn towards the promenade from the Rhos On Sea office, turn right onto the Promenade, turn right onto Rhos Road, first left onto Everard Road where Llys Hafan can be found on the right.

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

Energy Performance Rating Band D

NB The property is on a leasehold scheme with a lease of 60 years commencing when the new owner takes over the property.

Two Bedroom First Floor Apartment

Apt.5, Llys Hafan
Everard Road
Rhos on Sea
LL28 4EY

£69,950

NO CHAIN

Reference Number: RP2802

23/3/22
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: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com

