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www.fletcherpoole.com



10 Rhos Manor
 Penrhyn Avenue
 Rhos on Sea
 LL28 4PN

Exceptionally Presented Two Bedroom Ground Floor Apartment With Private Patio/Garden Area

Description

This two bedroom purpose built retirement apartment which has been fully refurbished to a very high standard is centrally located for the shops and promenade of Rhos on Sea. Situated in Rhos Manor the apartment is for over 55's. Benefitting from an on site house manager, careline pull cord system, intercom, communal lounge, laundry room and well maintained communal gardens. The apartment in brief comprises of hallway, lounge/diner with patio door giving access onto a flagged patio area and garden, kitchen, two double bedrooms and shower room. Along with the property comes an integral fridge/freezer, dishwasher, oven, hob and microwave. The property has also recently had electric radiators installed which are controlled electronically for energy efficiency. Viewing is highly recommended to appreciate the impressive decor.

- ✓ FULLY REFURBISHED TO AN EXCEPTIONAL STANDARD
- ✓ IMMACULATELY PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ SITUATED IN THE CENTRE OF RHOS ON SEA
- ✓ ENJOYS A FLAGGED PATIO & GARDEN AREA

Accommodation

Timber front door gives access into Apartment hallway.

Lounge/Diner

24'9" x 10'3" (7.55m x 3.12m) Maximum, telephone point, television point, upvc double glazed sliding doors which give access to rear garden, electric fire, numerous electric sockets.



Kitchen

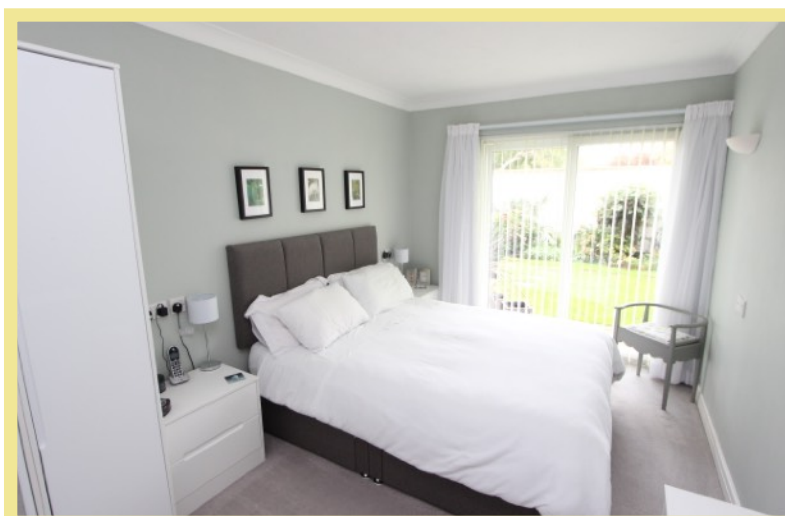
7'0" x 6'11" (2.13m x 2.11m) Range of wall, drawer and base units, integral oven, fridge/freezer, dishwasher and microwave.

Shower Room

6'11" x 6'3" (2.11m x 1.90m) Fully tiled walls with decorative stripe, low flush w.c, electric shower, heated towel rail.

Bedroom One

13'10" x 8'9" (4.21m x 2.66m) television point, upvc double glazed sliding doors again with access to rear garden.



Bedroom Two

13'9" x 6'3" (4.19m x 1.90m) Upvc double glazed window to rear aspect, television point.

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.

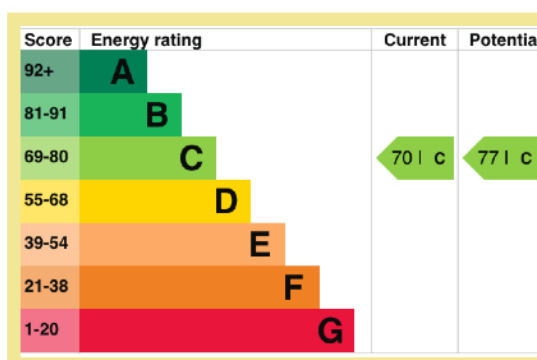
NB The Apartment is leasehold on a 125 year lease from 1991

£2,555.40 service charge per annum
 £202 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 C



2 Bedroom Retirement Apartment

10 Rhos Manor
 Penrhyn Avenue
 Rhos On Sea
 LL28 4PN

£164,950

Reference Number: RP2711
 9/11/21
 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: rhos@fletcherpoole.com
 web: www.fletcherpoole.com

