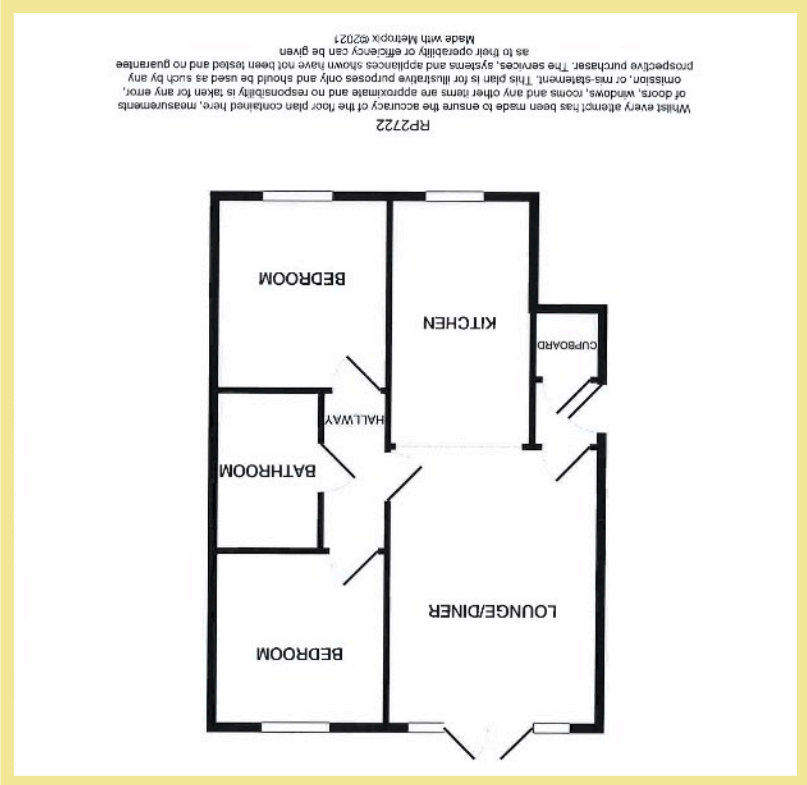


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



2 Ebberston Place  
 Ebberston Road West  
 Rhos on Sea  
 LL28 4BF

# Two Bedroom Ground Floor Apartment With Garden Situated In A Sought After Location

## Description

A two bedroom ground floor apartment with a garden situated in a sought after location. Close to the local amenities of Rhos on Sea. The property benefits from upvc double glazing and gas central heating and viewing is highly recommended to appreciate the location. The accommodation briefly comprises hallway, cupboard, spacious open plan lounge/diner with french doors onto the garden, modern fitted kitchen, two double bedrooms and a bathroom. Outside to the front there is off road parking for one vehicle. The rear garden is laid to patio for low maintenance with access to a shed.

- ✓ TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ SITUATED IN A SOUGHT AFTER LOCATION
- ✓ PRIVATE REAR GARDEN
- ✓ OFF ROAD PARKING
- ✓ NO CHAIN

## Hallway

1.13m x 0.93m (11'11" x 7'2")

## Lounge/Diner

4.34m x 3.38m (14'3" x 11'1")



## Kitchen

3.72m x 2.11m (12'2" x 6'11")



## Store Cupboard

0.95m x 0.61m (3'2" x 2'0")

## Bedroom One

3.02m x 2.74m (9'11" x 9'0")



## Bedroom Two

2.74m x 2.65m (9'0" x 8'8")

## Bathroom

2.31m x 1.70m (7'7" x 5'7")



## 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 towards the promenade, turn right onto the promenade, take the second turning right onto Whitehall Road continue to the roundabout and take the fourth exit onto Eberston Road West, Eberston Place can be found on the right hand side.

Council Tax Band: "D"

Energy Performance Rating Band TBC

Apartment is leasehold on a 999 year lease

NB Maintenance fee of £750 per annum

2 Bedroom  
Ground floor  
Apartment  
2 Eberston Place  
Eberston Road  
West  
Rhos on Sea  
LL28 4BF

**£139,950**

**NO CHAIN**

REFERENCE NUMBER:P2722  
29/11/21

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: [rhosonsea@fletcherpoole.com](mailto:rhosonsea@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

