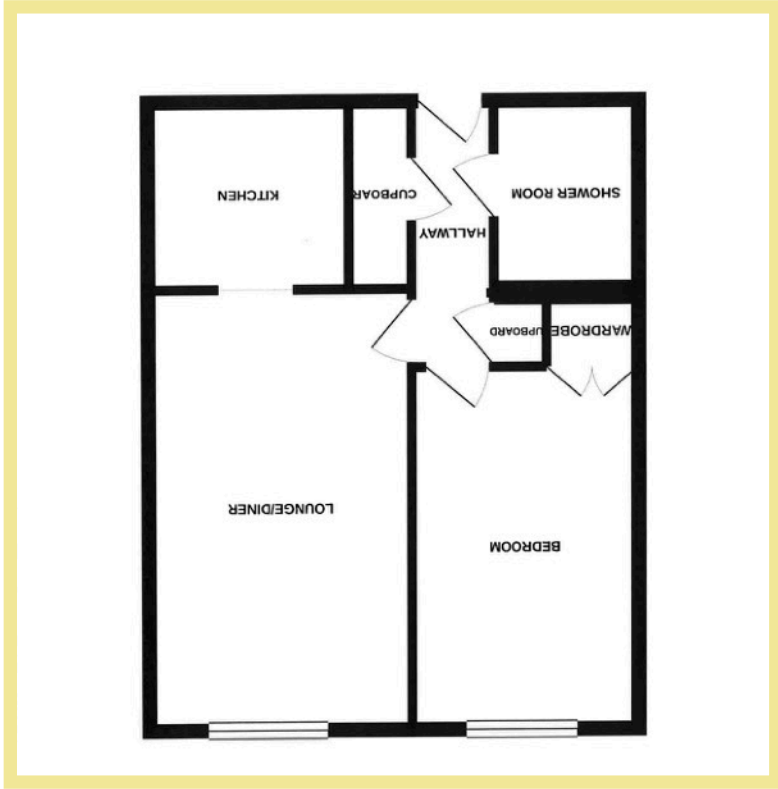


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

www.fletcherpoole.com

Fletcher & Poole



Apartment 8
Penrhyn Court
Penrhyn Bay
LL30 3EJ

Well Presented One Bedroom Ground Floor Apartment Situated Close To Local Amenities

Description

This one bedroom ground floor apartment is in Penrhyn Court a purpose built development for people over 60 and in a convenient location to the local amenities and only a short walk to the promenade. Within the development there is a residents lounge, conservatory and library and an on site manager and 24 hour emergency care system. Outside there is a private car park and beautifully landscaped gardens.

The accommodation in brief comprises apartment hallway, large bright lounge/diner with views of Penrhynside, modern fitted kitchen, spacious double bedroom with fitted wardrobes, modern shower room with large shower and two store cupboards. Outside there is access to communal gardens with a variety of mature shrubs and trees.

Viewing is highly recommended to appreciate the presentation throughout, modern kitchen and location.

- ✓ WELL PRESENTED GROUND FLOOR APARTMENT
- ✓ SITUATED CLOSE TO LOCAL AMENITIES
- ✓ MODERN KITCHEN & SHOWER ROOM
- ✓ SUNNY LOUNGE/DINER
- ✓ COMMUNAL GARDENS
- ✓ NO CHAIN

Lounge/Diner

5.40m x 3.21m (17'9" x 10'6")



Kitchen

2.40m x 2.21m (7'10" x 7'3")



Cupboard One

2.09m x 0.63m (6'10" x 2'1")

Cupboard Two

0.75m x 0.66m (2'6" x 2'2")

Bedroom

4.42m x 2.79m (14'6" x 9'2")



Shower Room

2.46m x 1.72m (8'1" x 5'8")



Location

The property is conveniently located in Penrhyn Bay close to the local shops and other amenities, close to a bus route and the golf course. The Victorian resort of Llandudno is approximately three miles distance.

Directions

From the Rhos On Sea office turn towards the Promenade, turn left onto the Promenade, continue along this road onto Glan Y Mor Road, pass the golf course on the left, at the roundabout take the second exit onto Trafford Park, where Penrhyn Court can be found after a short distance on the right.

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

Energy Performance Rating Band E

NB Apartment is leasehold on a 125 year lease from 1991

Service charge to include the decoration and sinking fund contributions is £235.04 per month.

1 Bedroom
Ground Floor
Apartment

Apartment 8
Penrhyn Court
Penrhyn Bay
LL30 3EJ

£89,950

NO CHAIN

Reference Number: RP2734
21/12/21
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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		