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Fletcher & Poole



8 Penrhyn Park
Penrhyn Avenue
Rhos on Sea
LL28 4PL

Beautifully Presented One Bedroom Ground Floor Retirement Apartment Situated Close To local Amenities

Description

This light and well maintained one bedroom ground floor retirement apartment is situated within Penrhyn Park, a well managed development for the over 55's. There is a secure communal entrance with security intercom system, lift to all floors, careline pull cord system, communal lounge and laundry room. The apartment benefits from a new modern fitted kitchen with integrated oven and induction hob and a new modern bathroom. Viewing is recommended to appreciate the presentation throughout. The accommodation briefly comprises hallway, large open plan lounge/diner, modern fitted kitchen with integrated appliances, double bedroom with mirrored fitted wardrobe, modern bathroom and store cupboard. Outside there is a car park and communal garden with paved seating area.

- ✓ BEAUTIFULLY PRESENTED ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT
- ✓ CLOSE TO ALL AMENITIES & PROMENADE
- ✓ MODERN KITCHEN & BATHROOM
- ✓ LIGHT & WELL MAINTAINED APARTMENT
- ✓ COMMUNAL GARDENS & CAR PARK
- ✓ NO CHAIN

Lounge

5.04m x 3.26m (16'7" x 10'9")



Kitchen

2.19m x 1.76m (7'2" x 5'9")



Bedroom

3.97m x 2.68m (13'0" x 8'10")

Bathroom

2.07m x 1.53m (6'10" x 5'0")



Location

The property is located in the popular coastal resort of Rhos On Sea with a wealth of local shops and other facilities. The larger resorts of Colwyn Bay and Llandudno are approximately one and three miles respectively and the property is conveniently located for easy access to the A55 dual carriageway for Chester and the motorways beyond, also the main rail line Holyhead to Euston.

Directions

From the Rhos On Sea office turn left down Penrhyn Avenue where Penrhyn Park can be found after a short distance on the left.

NB The Apartment is leasehold

Service charge every 6 months is £1,761 which can be subject to change, this includes water rates, lift, general maintenance and buildings insurance and communal laundry, careline and house manager. Ground rent every 6 months is £264.50 Allocated parking is £25 every 6 months, communal parking is free on a first come first served basis. Potential to rent out the property on a long term basis.

Council Tax Band: B
Energy Efficiency Rating: Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

1 Bedroom
Ground Floor
Retirement Apartment

8 Penrhyn Park
Penrhyn Avenue
Rhos On Sea
LL28 4PL

£64,950

NO CHAIN

Reference Number: RP2761
1/02/22

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

