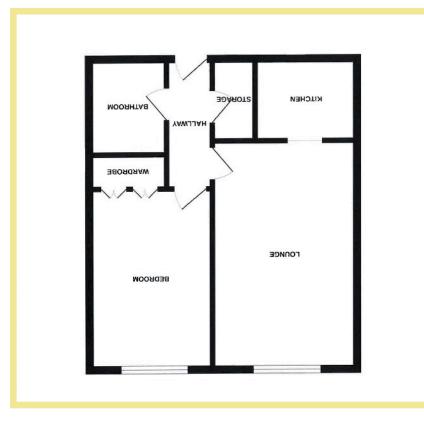


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We endeavor to make sales details accurate reliable but they should relied on as statements representations of fact they do not constitute

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
- $\checkmark$  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.

### 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: <u>www.fletcherpoole.com</u>







#### Council Tax Band: B Energy Efficiency Rating: Band C

