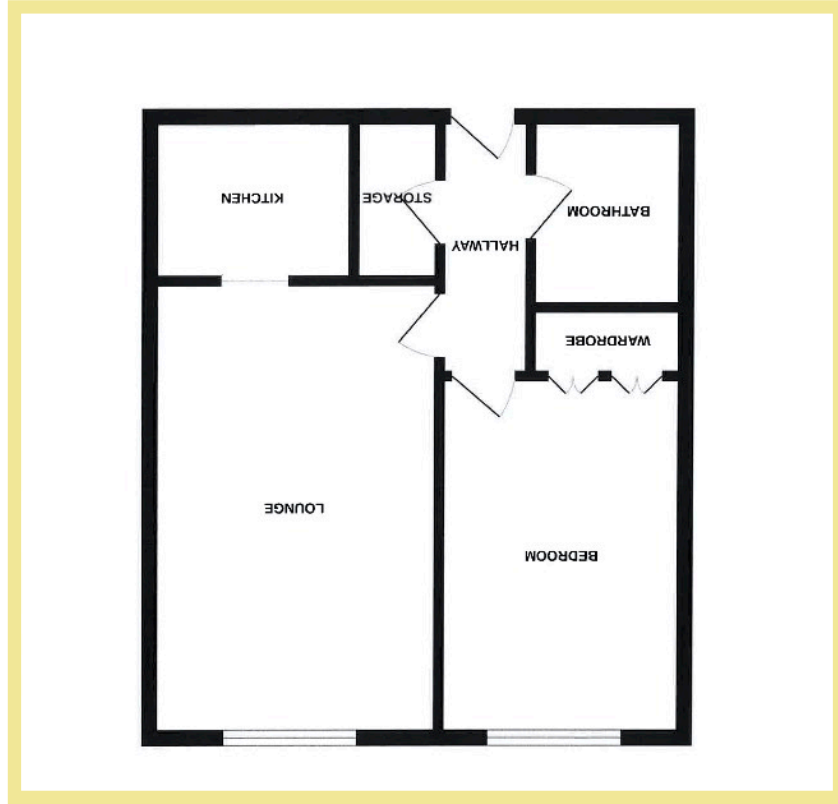


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole



Apartment 16, Penrhyn Park  
Penrhyn Avenue  
Rhos on Sea  
LL28 4PL



# One Bedroom First Floor Retirement Apartment Situated Close To Local Amenities Of Rhos on Sea

## Description

Situated close to the centre of Rhos on Sea this one bedroom first floor apartment is light and well maintained with a pleasant aspect over parkland. Within walking distance to the shops, bus route and promenade the apartment is part of a well managed development for the over 55's. Penrhyn Park has a site manager, secure communal entrance with security intercom system, lift to all floors, careline pull cord system, communal lounge and laundry room. Outside there is parking and communal gardens.

The apartment comprises hallway with good size storage room, lounge with views over the park, kitchen, double bedroom with fitted wardrobes and a bathroom. There is upvc double glazing and electric storage heaters.

- ✓ ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT
- ✓ CLOSE TO ALL AMENITIES OF RHOS ON SEA VILLAGE & BUS ROUTE
- ✓ LIGHT & WELL MAINTAINED APARTMENT WITH PLEASANT ASPECT OVER PARKLAND
- ✓ NO CHAIN

## Cupboard

1.56m x 0.95m (5'1" x 3'2")

## Lounge

5.09m x 3.22m (16'9" x 10'7")



## Kitchen

2.19m x 1.73m (7'2" x 5'8")



## Bedroom

4.02m x 2.69m (13'2" x 8'10")



## Bathroom

2.09m x 1.71m (6'10" x 5'7")



## Location

The property is located in the popular coastal resort of Rhos On Sea with its wealth of local shops and other facilities. The larger resorts of Colwyn Bay and Llandudno are approximately 1 mile and 3 miles respectively and it 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 £1,496.86 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 £264.61

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" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating Band: B

1 Bedroom  
First Floor Retirement  
Apartment  
Apartment 16  
Penrhyn Park  
Penrhyn Avenue  
Rhos on Sea  
LL28 4PL

**£44,950**

Reduced From £59,950

NO CHAIN

Reference Number: RP2762  
2/02/22

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

