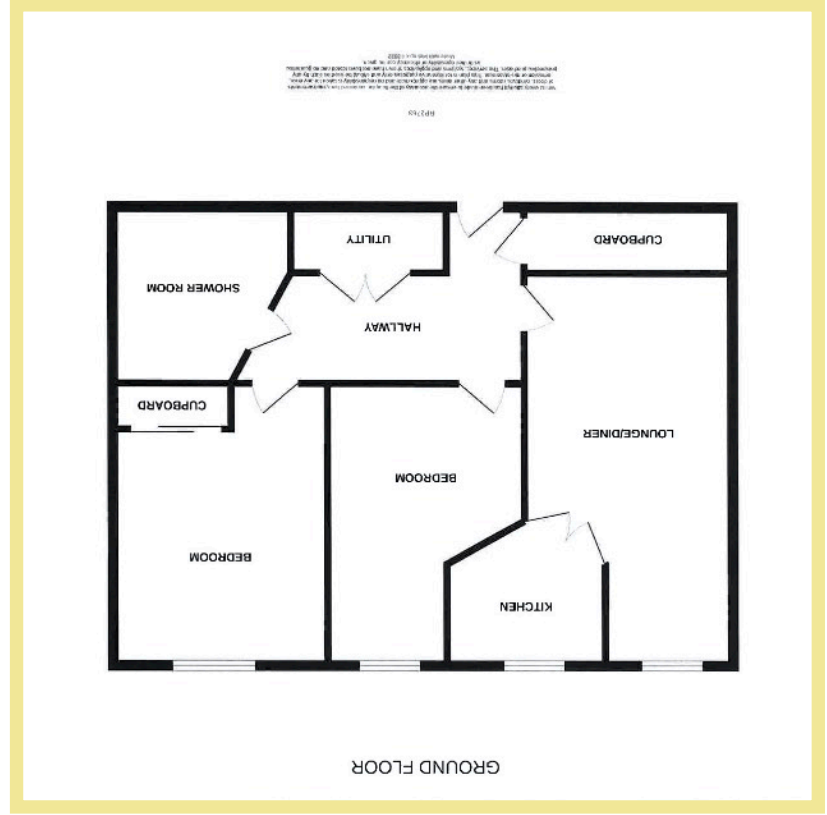


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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](http://www.fletcherpoole.com)

Fletcher & Poole



Apt.28, Adlington House  
Abbey Road  
Rhos On Sea  
LL28 4PU

# Immaculately Presented Two Bedroom Second Floor Retirement Apartment Situated Close To The Local Amenities & Promenade

## Description

An immaculately presented light and spacious second floor two bedroom retirement apartment (over 55s) situated at the front of this beautifully maintained development close to the heart of Rhos On Sea and the promenade. Adlington House offers independent, secure living with the option of 24 hour on site care and support if required. The management team and residents organize events and excursions, there is also an on site bistro, guest suite, hairdressing salon, quiet lounge, assisted bathroom, library with IT suite, communal lounge, gym and patio. There is a cleaning, washing, ironing, decorating and general apartment maintenance service available. There is also a Security visual link entry system and a lift to all floors, personal pendant alarm with dual link to the management care team, smoke and heat detectors and communal fire alarm.

Apartment 28 comprises large entrance hall, a good size store room, spacious lounge/diner with views, a beautifully appointed fitted kitchen with integrated appliances, a double bedroom with fitted wardrobes, a second double bedroom and a modern wet room. The property benefits from upvc double glazing and electric heating. Viewing is highly recommended to appreciate the spacious layout, presentation and location.

- ✓ SUPERBLY LOCATED FOR RHOS ON SEA VILLAGE & PROMENADE
- ✓ LIGHT & SPACIOUS TWO BEDROOM APARTMENT
- ✓ VIEWS OVER RHOS ON SEA
- ✓ RETIREMENT APARTMENT FOR OVER 55'S
- ✓ BEAUTIFULLY MAINTAINED COMPLEX

## Lounge/Diner

7.79m x 3.48m (25'7" x 11'5")



## Kitchen

2.63m x 2.40m (8'8" x 7'11")



## Cupboard/Utility

1.64m x 0.95m (5'5" x 3'2")

## Bedroom One

4.49m x 2.85m (14'9" x 9'4")



## Bedroom Two

4.40m x 2.91m (14'5" x 9'7")

## Shower Room

2.38m x 1.33m (7'10" x 4'5")

## Storage Cupboard

3.47m x 1.19m (11'5" x 3'11")

## 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 Llandudno and Colwyn Bay are approximately 3 miles and one mile 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, take the first right turn onto Colwyn Avenue, at the T Junction turn onto Abbey Road where Adlington House can be located on the corner.

N.B Leasehold property of 125 years from 2009

Mandatory service charge of £46.14 per week which includes water rates and mandatory well being charge of £56.69 per week. Further care services are available at a cost. On resale there are administration charges and a contingency fund contribution.

Management Company: MHA (Methodist Homes)

Mobility scooter shed subject to availability

Council Tax Band: "E" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Performance Rating Band C

2 Bedroom  
Second Floor  
Retirement  
Apartment

28 Adlington House  
Abbey Road  
Rhos on Sea  
LL28 4PU

**£179,950**

Reference Number: RP2763  
4/02/22

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

