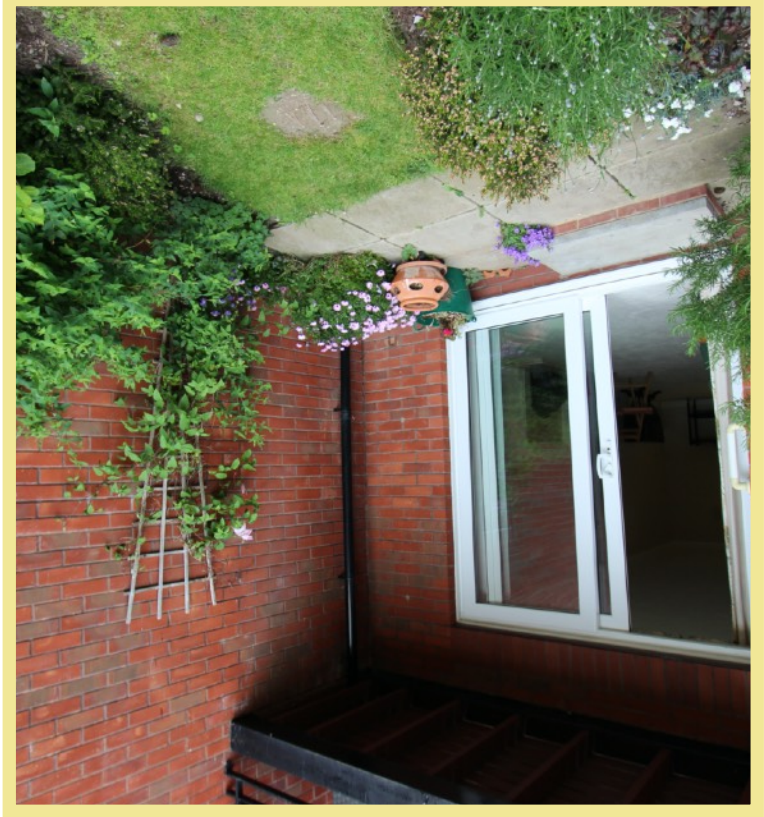
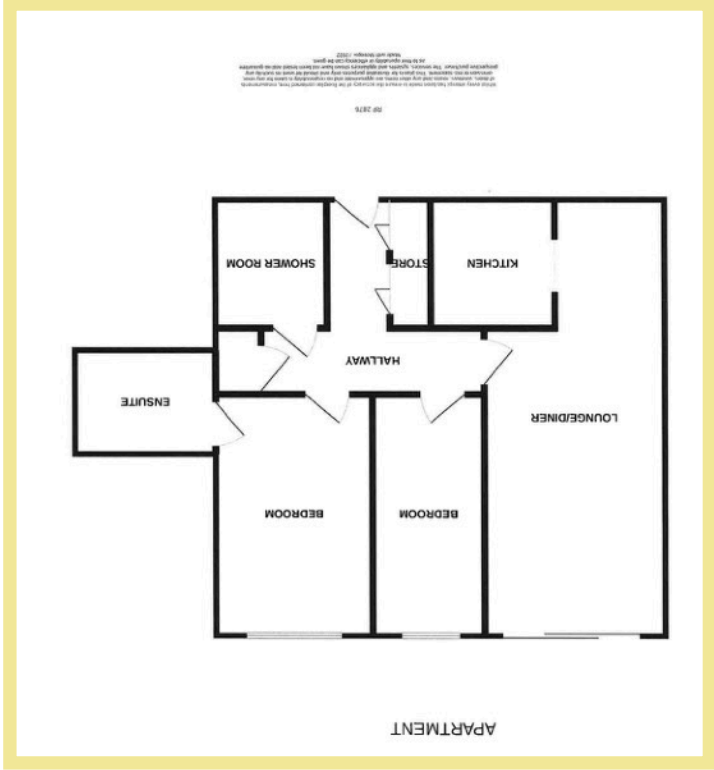


We endeavour to make accurate and reliable but be relied on as statements representations of fact constitute any part of an contract. The seller does

our sales details they should not or and they do not offer or not make any

www.fletcherpoole.com



16 Rhos Manor
Penrhyn Avenue
Rhos on Sea
LL28 4PN

Two Bedroom Ground Floor Retirement Apartment Situated In The Centre Of Rhos on Sea Village

Description

This two bedroom ground floor retirement apartment is part of Rhos Manor which is a well maintained development situated in the centre of Rhos on Sea village. This particular apartment benefits from a large ensuite bathroom and access from the lounge onto a paved seating area. The accommodation comprises of good size hallway with built in storage, lounge/diner with access to the kitchen, two bedrooms, the master with an ensuite bathroom and a shower room. There is upvc double glazing and electric storage heaters. Rhos Manor is for people over 55 and has an on site manager, a lift to all floors, Careline pull cord system, communal lounge and laundry, guest suite and well maintained communal gardens.

- ✓ TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT
- ✓ PART OF A WELL MAINTAINED DEVELOPMENT
- ✓ BENEFITS FROM ACCESS TO A PAVED SEATING AREA
- ✓ SITUATED IN THE CENTRE OF RHOS ON SEA VILLAGE
- ✓ NO CHAIN

Lounge/Diner

24'8" x 10'3" (7.52m x 3.11m) Maximum



Kitchen

6'10" x 7'0" (2.09m x 2.12m)



Shower Room

7'0" x 6'4" (2.12m x 1.92m)

Bedroom One

13'9" x 8'11" (4.19m x 2.70m)



Ensuite

8'0" x 6'4" (2.43m x 1.92m)



Bedroom Two

13'9" x 6'4" (4.18m x 1.92m)

Location

Rhos on Sea is a very popular seaside resort famous for its shops and amenities. It is located between the larger resorts of Colwyn Bay and Llandudno and is also close to the A55 dual carriageway for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn left down Penrhyn Avenue, take the first right turn where Rhos Manor can be found on the corner.

NB The Apartment is leasehold on a 125 year lease from 1991

£2,891.04 service charge per annum
£266.09 building insurance per annum
£135 ground rent per annum

Includes water costs, lift, gardening, outside maintenance, decorating and cleaning of public spaces.

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

Current Energy Performance Rating Band C

2 Bedroom
Retirement
Apartment
16 Rhos Manor
Penrhyn Avenue
Rhos On Sea
LL28 4PN

£139,950

Reduced From £144,950
NO CHAIN

Reference Number: RP2876
24/05/22

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
web: www.fletcherpoole.com

