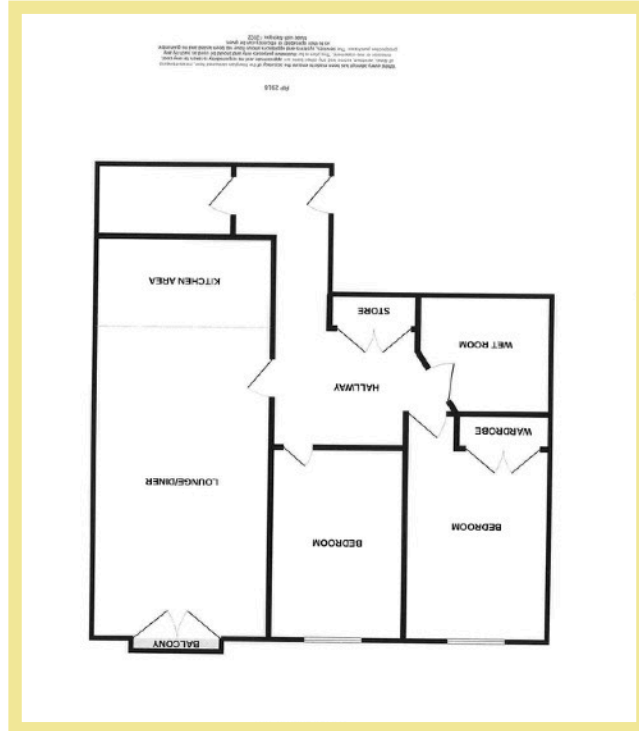


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

Fletcher & Poole



39 Adlington House
Abbey Road
Rhos On Sea
LL28 4PU

Two Bedroom Third Floor Retirement Apartment Situating In A Superb Location In The Centre Of Rhos on Sea Village & Close To The Promenade

Description

Situated in the centre of Rhos on Sea village this two bedroom retirement apartment must be viewed to truly appreciate the light and spacious accommodation. The apartment comprises of a large entrance hall with built in storage cupboard and space for washing machine, large open plan lounge/kitchen and dining room with a Juliette balcony and modern kitchen units, store room which could be used as a study or craft room, two double bedrooms and modern wet room.

Adlington House offers independent, secure living with the option of 24 hour on site care and support if required. The management team and residents organise events and excursions, there is also an on site bistro, guest suite, hairdressing salon, quiet lounge, assisted bathroom, library, IT suite, communal lounge, gym and patio. There is also a cleaning, washing, ironing, decorating and general apartment maintenance service available. 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.

- ✓ TWO BEDROOM THIRD FLOOR RETIREMENT APARTMENT
- ✓ LIGHT & SPACIOUS ACCOMMODATION IN A WELL MAINTAINED COMPLEX
- ✓ SUPERB LOCATION IN THE CENTRE OF RHOS ON SEA VILLAGE & CLOSE TO THE PROMENADE

Lounge/Kitchen/Diner

8.15m x 3.61m (26'9" x 11'10")



Study/Craft Room

2.71m x 1.46m (8'11" x 4'10")

Bedroom One

4.53m x 2.89m (14'11" x 9'6")



Bedroom Two

3.81m x 2.72m (12'6" x 8'11")

Wet Room

2.38m x 1.70m (7'10" 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 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)

Council Tax Band: "E" (provided on www.voa.gov.uk)
Energy Performance Rating Band C

2 Bedroom
Third Floor
Retirement
Apartment

39 Adlington House
Abbey Road
Rhos on Sea
LL28 4PU

£149,950

Reduced From £164,950

Reference Number: RP2918
30/06/22

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		