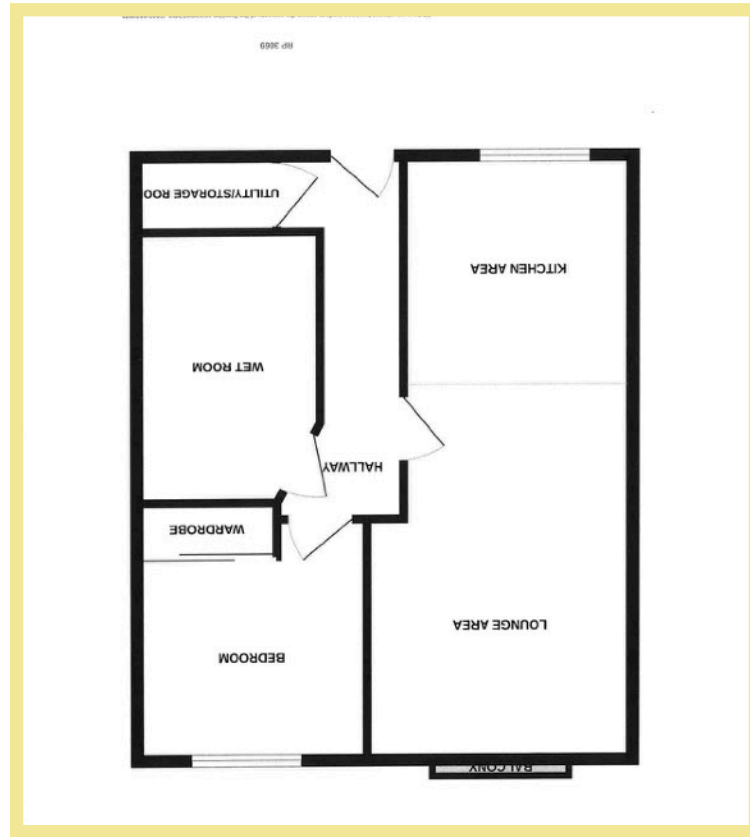


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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



Apt.21, Adlington House
Abbey Road
Rhos On Sea
LL28 4PU

One Bedroom First Floor Retirement Apartment Situated In A Superb Location

Description

PLEASE CONTACT THE OFFICE FOR ADDITIONAL INFORMATION REGARDING THE SERVICES ADLINGTON HOUSE OFFERS

A well presented light and spacious first floor one bedroom retirement apartment (over 55s) situated in 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.

Apartment 21 comprise of hallway with good size storage room, double aspect open plan lounge/ kitchen/diner with a modern fitted kitchen and Juliette balcony, double bedroom with fitted wardrobe and a large walk in wet room. There is also upvc double glazing and electric heating throughout. Viewing is highly recommended to appreciate the presentation and layout of the apartment.

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 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.

- ✓ ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT
- ✓ SUPERB LOCATION FOR RHOS ON SEA VILLAGE
- ✓ PART OF A WELL MAINTAINED COMPLEX OFFERING A RANGE OF FACILITIES
- ✓ NO CHAIN

Lounge/Kitchen/Diner

7.35m x 3.34m (24'1" x 11'0")



Lounge Area

5.22m x 3.34m (17'2" x 11'0")

Dining Area

2.95m x 2.39m (9'8" x 7'10")

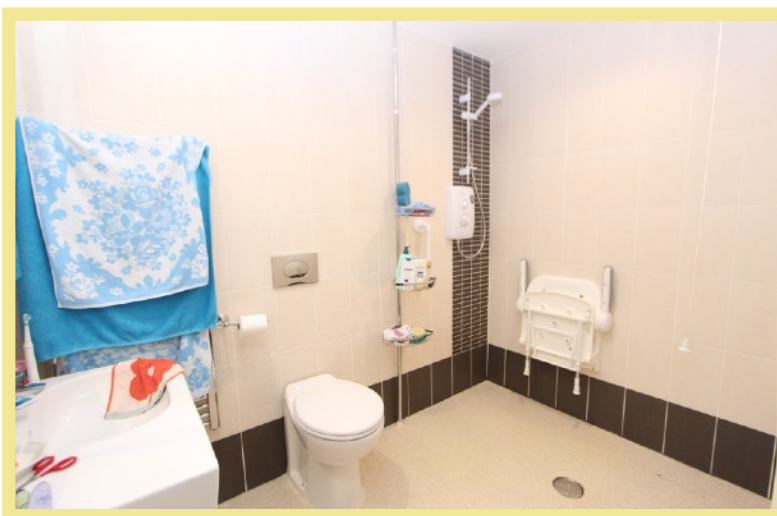
Bedroom

3.34m x 3.04m (11'0" x 10'0")



Wet Room

2.55m x 1.73m (8'4" x 5'8")



Store Room

1.69m x 1.02m (5'7" x 3'4")

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 £71.99 per week which includes water rates and mandatory well being charge of £65.48 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: "C" (provided on www.voa.gov.uk)
Energy Performance Rating Band C

1 Bedroom
First Floor
Retirement
Apartment
Apt.21, Adlington
House
Abbey Road
Rhos on Sea
LL28 4PU

£84,950

Reduced From £99,950

Reference Number: RP3069
1/12/22

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		
69-80	C	80 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		