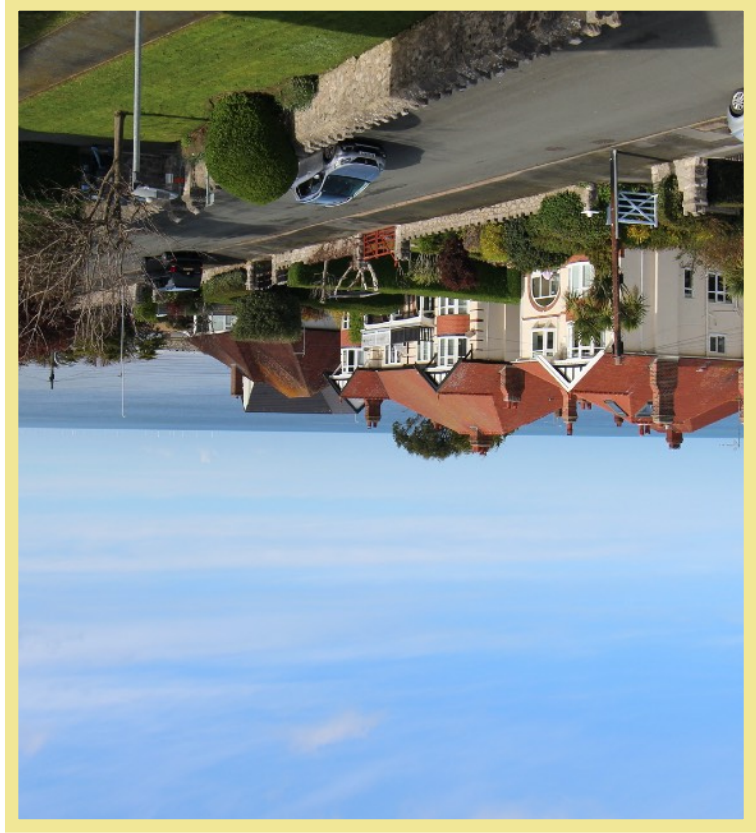
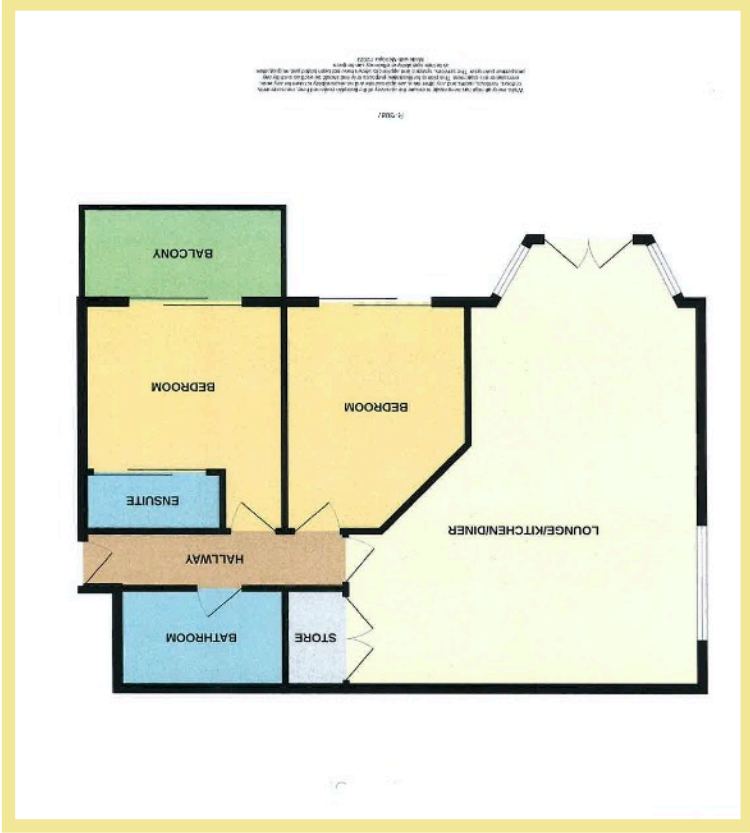


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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. 12, St Lukes  
College Avenue  
Rhos on Sea  
LL28 4NT



# Beautifully Presented Two Bedroom Second Floor Apartment Situated Close To The Promenade & Village

## Description

A beautifully presented two bedroom second floor apartment situated within walking distance of the promenade and Rhos on Sea village. Set within the recently built St Lukes development. Viewing is highly recommended to appreciate the spacious open plan lounge/kitchen/diner, good size balcony with sea views and presentation throughout.

The accommodation in brief comprises hallway, spacious open plan lounge/kitchen/diner with Juliette balcony, wood effect flooring and modern fitted kitchen with integrated appliances and breakfast bar, master bedroom with bespoke fitted wardrobes and ensuite with shower, a second double bedroom with bespoke fitted wardrobes, modern contemporary family bathroom and store cupboard.

Outside the property benefits from two allocated parking spaces set within landscaped gardens.

- ✓ BEAUTIFULLY PRESENTED TWO BEDROOM SECOND FLOOR APARTMENT
- ✓ SITUATED CLOSE TO THE PROMENADE & VILLAGE
- ✓ OPEN PLAN LOUNGE/KITCHEN/DINER
- ✓ TWO DOUBLE BEDROOMS WITH BESPOKE FITTED WARDROBES
- ✓ TWO ALLOCATED PARKING SPACES
- ✓ NO CHAIN

## Lounge/Kitchen/Diner

5.50m x 4.53m (18'0" x 14'11")



## Bedroom One

4.41m x 3.01m (14'6" x 9'11")



## Ensuite

2.00m x 1.48m (6'7" x 4'10")

## Bedroom Two

4.00m x 3.13m (13'2" x 10'3")

## Bathroom

2.14m x 1.88m (7'0" x 6'2")



## 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 right towards the Promenade, turn left onto the Promenade, College Avenue is the fourth turning on the left.

Council Tax Band: TBC

Energy Performance Rating Band B

NB Apartment is leasehold

Service charge is £1303.94 per annum payable in two instalments

Maintenance charge is £250 per annum

2 Bedroom  
Second Floor  
Apartment

Apt.12, St Lukes  
College Avenue  
Rhos on Sea  
LL28 4NT

**£259,950**

**NO CHAIN**

Reference Number: RP3087  
18/01/23

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)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86   B	86   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		