

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



22 Rhos Manor
Penrhyn Avenue
Rhos on Sea
LL28 4PN

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

Description

Part of Rhos Manor this two bedroom first floor retirement apartment is situated in the centre of Rhos on Sea village and a short walk to the promenade. This particular apartment is tucked away at the end of a corridor and also benefits from its own parking space. The accommodation comprises of hallway with good size storage, a lounge/diner with sunny aspect and giving access to the kitchen, spacious shower room and two good size bedrooms, the master with fitted wardrobes and sunny aspect bay window. There is upvc double glazing and recently installed modern electric radiators. 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 FIRST FLOOR RETIREMENT APARTMENT
- ✓ WELL PLANNED ACCOMMODATION IN A WELL MAINTAINED DEVELOPMENT
- ✓ SITUATED IN THE CENTRE OF RHOS ON SEA VILLAGE
- ✓ BENEFITS FROM ALLOCATED PARKING SPACE
- ✓ NO CHAIN

Lounge

17'6" x 10'7" (5.33m x 3.23m)



Kitchen

7'1" x 7'0" (2.13m x 2.12m)



Bedroom Two

13'9" x 7'7" (4.18m x 2.30m)

Bedroom One

16'10" x 8'10" (5.12m x 2.69m)



Shower Room

6'11" x 6'5" (2.10m x 1.94m)



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 D

2 Bedroom Retirement Apartment

22 Rhos Manor
Penrhyn Avenue
Rhos On Sea
LL28 4PN

£149,950

Reference Number: RP3223
4/05/23

Fletcher & Poole,
1A Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

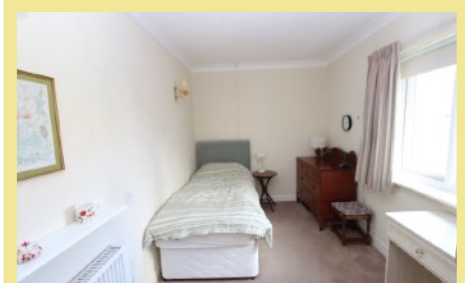
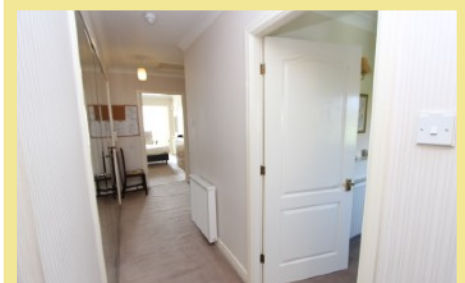
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email: rhos@fletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77C
55-68	D	68D	
39-54	E		
21-38	F		
1-20	G		