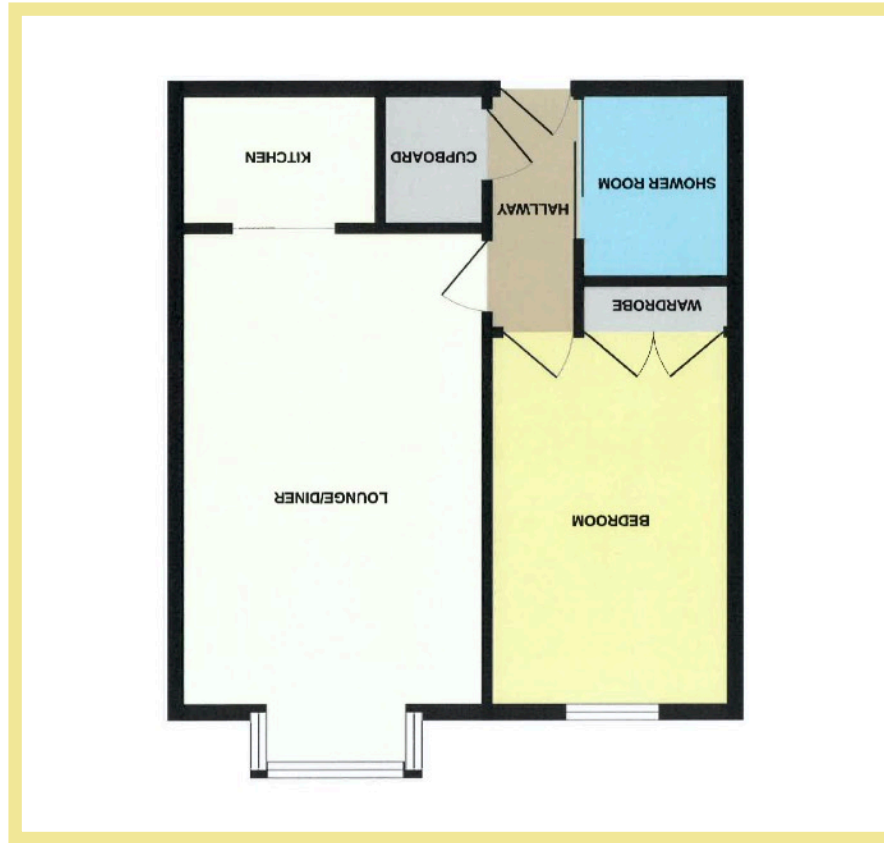


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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](http://www.fletcherpoole.com)

Fletcher & Poole



21 Penrhyn Park  
Penrhyn Avenue  
Rhos on Sea  
LL28 4PL

# One Bedroom First Floor Retirement Apartment Close To All The Amenities Of Rhos on Sea

## Description

This one bedroom retirement apartment is situated within Penrhyn Park, a well managed development for the over 55's

There is a secure communal entrance with security intercom system, lift to all floors, careline pullcord system, communal lounge and laundry room.

The apartment comprises of hallway with a good sized store cupboard, lounge/diner with access into the kitchen, double bedroom with fitted wardrobes and a shower room.

There is UPVC double glazing and electric heating.

Outside there is a car park and a communal garden with paved seating area.

- ✓ ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT
- ✓ CLOSE TO ALL THE AMENITIES OF RHOS ON SEA VILLAGE
- ✓ COMMUNAL GARDENS
- ✓ CAR PARK
- ✓ NO CHAIN

## Lounge/Diner

5.16m x 3.32m (16'11" x 10'11")



## Kitchen

2.22m x 1.71m (7'4" x 5'8')



## Bedroom

4.10m x 2.68m (13'6" x 8'10")

## Shower Room

2.07m x 1.68m (6'9" x 5'6")



## Location

The property is located in the popular coastal resort of Rhos On Sea with a wealth of local shops and other facilities. The larger resorts of Colwyn Bay and Llandudno are approximately one and three miles respectively and the property is conveniently located for easy access to the A55 dual carriageway for Chester and the motorways beyond, also close to the main rail line Holyhead to Euston.

## Directions

From the Rhos On Sea office turn left down Penrhyn Avenue where Penrhyn Park can be found after a short distance on the left.

NB The Apartment is leasehold

Service charge £1,670.91 twice a year  
This includes water rates, lift, general maintenance, buildings insurance and communal laundry, careline and house manager.

Ground rent every 6 months is £264.61

Allocated parking is £25 every 6 months

Council Tax Band: B

Energy Efficiency Rating: Band B

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 84 B    | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

1 Bedroom  
First Floor  
Retirement Apartment

21 Penrhyn Park  
Penrhyn Avenue  
Rhos On Sea  
LL28 4PL

£64,950

**NO CHAIN**

Reference Number: RP3455  
9/01/24

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: [rhosonsea@fletcherpoole.com](mailto:rhosonsea@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

