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www.fletcherpoole.com

Fletcher & Poole



Apartment 48
Penrhyn Court
Penrhyn Bay
LL30 3EJ

RESIDENTS
PARKING
ONLY

VEHICLES PARKED
AT OWNERS RISK

Immaculate One Bedroom Second Floor Retirement Apartment Situated Close To Local Amenities

Description

This immaculate one bedroom second floor retirement apartment must be viewed to truly appreciate not only the size and layout of the accommodation but the standard of finish with its beautifully fitted kitchen, modern shower room and beautiful presentation. The apartment comprises of hallway with good size built in storage, lounge with double doors giving access to the kitchen/diner with integrated appliances, light and spacious bedroom with a range of high spec fitted wardrobes and units and a good size shower room. Situated close to the amenities of Penrhyn Bay this apartment is part of the well maintained development Penrhyn Court for people over 55. There is an on site manager, a 24 hour emergency call system, lift to all floors, residents lounge with a conservatory and library. Outside there is a private car park and beautifully maintained landscaped gardens.

- ✓ IMMACULATE ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT
- ✓ LIGHT & SPACIOUS ACCOMMODATION UPDATED TO A HIGH STANDARD
- ✓ INCLUDES BEAUTIFULLY FITTED KITCHEN & MODERN SHOWER ROOM
- ✓ PART OF A WELL MAINTAINED DEVELOPMENT CLOSE TO ALL AMENITIES OF PENRHYN BAY

Lounge

5.20m x 3.62m (17'1" x 11'11")



Kitchen/Diner

4.22m x 2.45m (13'10" x 8'1")



Bedroom

6.68m x 2.87m (21'11" x 9'5")



Shower Room

2.41m x 2.15m (7'11" x 7'1")



Location

The property is conveniently located in Penrhyn Bay close to the local shops and other amenities, close to a bus route and the golf course. The Victorian resort of Llandudno is approximately three miles distance.

Directions

From the Rhos On Sea office turn towards the Promenade, turn left onto the Promenade, continue along this road onto Glan Y Mor Road, pass the golf course on the left, at the roundabout take the second exit onto Trafford Park, where Penrhyn Court can be found after a short distance on the right.

Council Tax Band: "C" (provided on www.voa.gov.uk)

Energy Performance Rating Band C

NB Apartment is leasehold on a 125 year lease from 1991

Service charge to include the decoration and sinking fund contributions is £255.92 per month.

1 Bedroom Second Floor Retirement Apartment

Apartment 48
Penrhyn Court
Penrhyn Bay
LL30 3EJ

£109,950

Reference Number: RP3257
8/06/23

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

