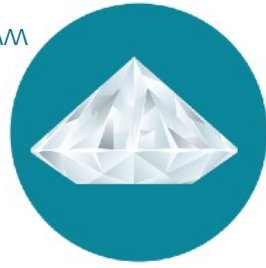


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole
 DIAMOND COLLECTION
www.fletcherpoole.com



Apt.8, East Wing, Harbourside
 35 Marine Drive
 Rhos On Sea
 LL28 4NL

Beautifully Presented Modern Third Floor Two Bedroom Apartment Enjoying Panoramic Coastal Views

Description

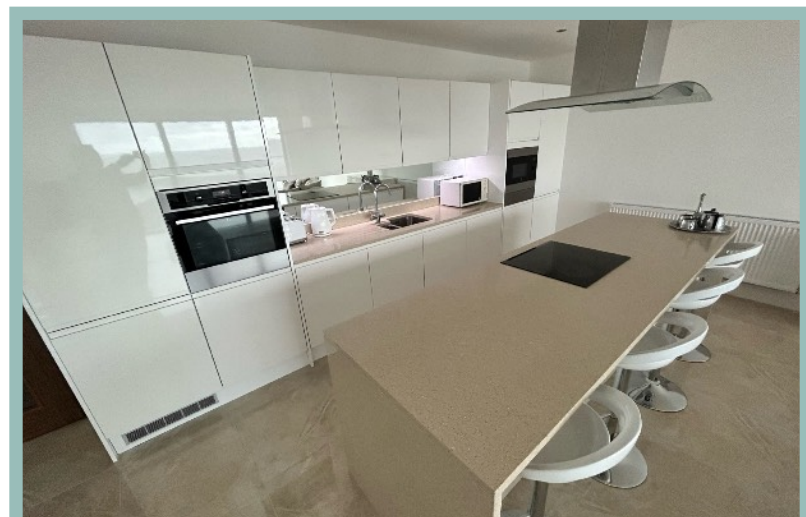
A beautifully presented and spacious modern third floor apartment which has a large balcony benefiting from spectacular panoramic coastal views. On a prominent sea front location and close to the local amenities of Rhos on Sea the apartment is part of the stunning and award winning Harbourside development which has taken inspiration from the Art Deco era. Inside the rooms are light and spacious with an immaculate finish and attention to detail throughout. Viewing is highly recommended to appreciate the presentation throughout, beautiful Porcelain tiled floors, the light and spacious open balcony and panoramic coastal views and location. The accommodation comprises; hallway, open plan lounge/diner, high gloss white kitchen with granite work tops with spectacular floor to ceiling windows to front aspect and porcelain tiled floors throughout, with integrated Electrolux appliances and spacious balcony leading off it, modern contemporary bathroom, master bedroom benefitting from an ensuite shower room and walk in wardrobe and a second large double bedroom. There is triple glazing fitted throughout and gas central heating.

Outside the property is set within beautifully maintained and landscaped gardens. There is also a secure communal entrance with video door entry system and a lift and stairs to all floors. Apartment 8 also has the added benefit of two allocated parking spaces with secure barrier entry. Also Rhos on sea village is only a 5 minute walk away.

- ✓ BEAUTIFULLY PRESENTED MODERN TWO BEDROOM THIRD FLOOR APARTMENT
- ✓ BENEFITS FROM A SPACIOUS BALCONY WITH PANORAMIC COASTAL VIEWS
- ✓ LIGHT & SPACIOUS ACCOMMODATION WITH AN IMMACULATE FINISH
- ✓ STUNNING PORCELAIN TILED FLOORS IN THE LOUNGE/KITCHEN/DINER
- ✓ SET WITHIN BEAUTIFULLY MAINTAINED LANDSCAPED GARDENS
- ✓ TWO ALLOCATED OFF ROAD PARKING SPACES WITH SECURE BARRIER ENTRY

Lounge/Kitchen/Diner

24'11" x 19'6" (7.61m x 5.96m)



Bedroom One

20'9" x 9'9" (6.32m x 2.96m)



Ensuite

9'9" x 4'6" (2.98m x 1.38m)

Dressing Room

9'9" x 4'4" (2.98m x 1.31m)

Bedroom Two

15'4" x 9'5" (4.68m x 2.86m)

Bathroom

9'10" x 6'2" (2.99m x 1.88m)



Location

Rhos on Sea is a delightful and bustling seaside village with a wealth of individual shops and cafe's. Situated on the spectacular North Wales Coast with superb sea views and within easy reach of the Victorian town of Llandudno and the historic walled town of Conwy. Rhos on Sea provides a stunning base to explore North Wales and its wealth of features including the mountains, lakes, beaches and sites of historic interest.

Directions

From our Rhos-on-Sea office turn towards the Promenade, turn left onto the Promenade, continue along Marine Drive passing the Rhos Fynach Public House on the left, the Harbourside Apartments can be found approximately 100 yards further along on the left hand side at the corner with Colwyn Avenue.

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

Energy Performance Rating Band B

NB The Apartment is leasehold with the freehold being owned by the Management Company and each apartment owns a 1/18 share of the Management Company.

Maintenance charge is £1,700 per annum

2 Bedroom Third Floor Apartment

Apt.8, East Wing
Harbourside
35 Marine Drive
Rhos On Sea
LL28 4NL

£409,950

Reference Number: RP3432

28/11/23

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: rhosonsea@fletcherpoole.com

web: 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		