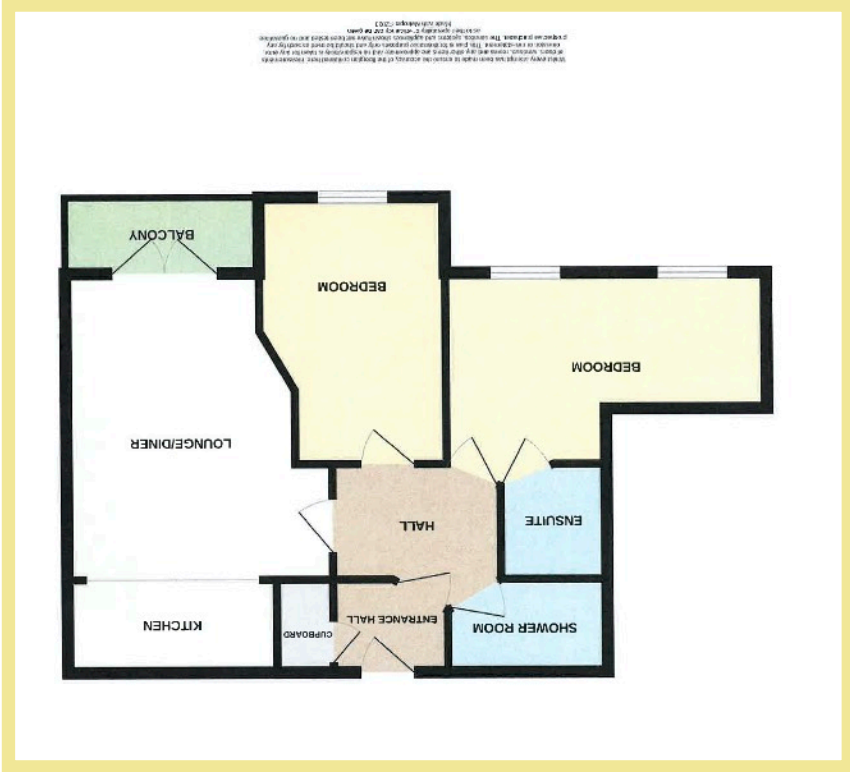


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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](http://www.fletcherpoole.com)

Fletcher & Poole



Apt.21, St Trillo's Court  
Rhos on Sea  
LL28 4PY



# Well Presented Two Bedroom Fourth Floor Apartment Enjoying Beautiful Countryside views

## Description

Well presented and spacious two bedroom fourth floor apartment. Situated in the heart of Rhos on Sea and benefitting from far reaching countryside views. Viewing is highly recommended to appreciate the spacious layout and location. The accommodation briefly comprises of entrance hallway, spacious lounge/diner and balcony benefitting from the views, modern kitchen, shower room and two double bedrooms with the main benefitting from an ensuite shower room. The property also benefits from various storage cupboards, lift and stairs to all floors and secure communal entrance.

- ✓ WELL PRESENTED TWO BEDROOM FOURTH FLOOR APARTMENT
- ✓ SPACIOUS LOUNGE/DINER WITH BALCONY
- ✓ ALLOCATED OFF ROAD PARKING
- ✓ BENEFITS FROM BEAUTIFUL COUNTRYSIDE VIEWS
- ✓ NO CHAIN

## Lounge/Diner

5.07m x 4.58m (16'8" x 15'0")



## Kitchen

1.86m x 3.52m (6'2" x 11'7")



## Bedroom Two

4.51m x 2.80m (14'10" x 9'2")

## Bedroom One

5.09m x 3.78m (16'9" x 12'5")



## Ensuite

1.78m x 1.52m (5'10" x 5'0")

## Shower Room

2.21m x 1.91m (7'3" x 6'3")



## 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, left onto the Promenade where St Trillo's Court can be found after a short distance on the left.

Council Tax Band: "D" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Performance Rating Band B

NB The Apartment is leasehold on a 999 year lease

Maintenance charge is £1660 per annum

2 Bedroom  
Fourth Floor  
Apartment

21, St Trillo's Court  
Rhos on Sea  
LL28 4PY

**£189,950**

Reduced From £194,950

**NO CHAIN**

Reference Number: RP3282  
29/06/23

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

