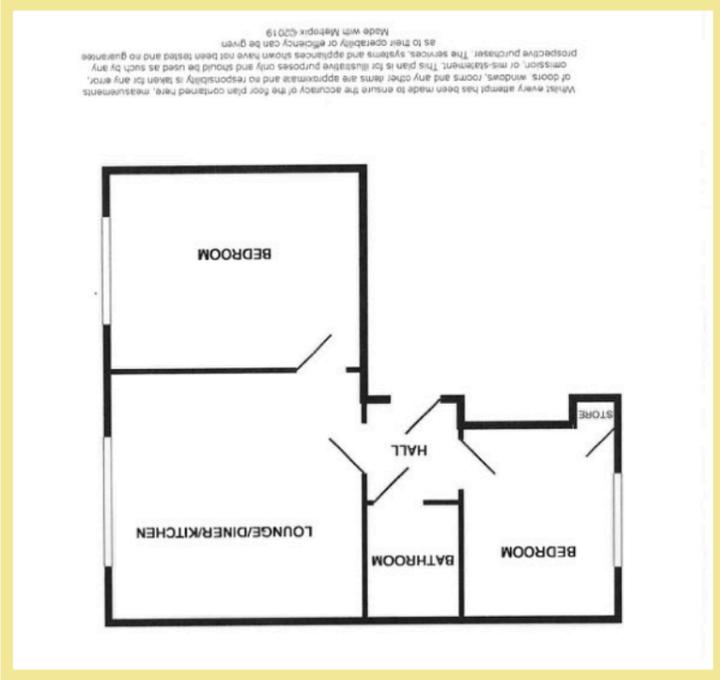


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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 travelling some distance to view the property.

[www.fletcherpoole.com](http://www.fletcherpoole.com)



# Two Bedroom Second Floor Apartment Located On The Seafront With Uninterrupted Harbourside & Coastline views

## Description

This beautifully presented two bedroom second floor apartment is situated on the Rhos on Sea sea promenade and benefits from uninterrupted harbourside and coastline views. The property is conveniently located to all amenities and has an allocated parking space. There is a secure communal entrance and stairs lead to the apartment which comprises of entrance hall, lounge/kitchen/diner with amazing views, two double bedrooms and a modern contemporary shower room. There is upvc double glazing and electric heating.

✓ TWO BEDROOM SECOND FLOOR APARTMENT

✓ SEAFRONT LOCATION WITH UNINTERRUPTED HARBOURSIDE & COASTLINE VIEWS

✓ BEAUTIFULLY PRESENTED ACCOMMODATION WITH TWO DOUBLE BEDROOMS

✓ ALLOCATED PARKING SPACE

✓ NO CHAIN

## Lounge/Kitchen/Diner

14'10" x 15'3" (4.52m x 4.65m)



## Bedroom One

11'11" x 15'4" (3.63m x 4.67m)



## Bedroom Two

11'6" x 9'4" (3.50m x 2.84m)

## Shower Room

6'11" x 5'9" (2.11m x 1.75m).



## 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 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 towards the promenade, turn left onto the promenade where No 105-107 can be found on the left.

Council Tax Band: "C" provided on [www.voa.gov.uk](http://www.voa.gov.uk)

Energy Performance Rating Band C

NB Leasehold on a 999 year lease from 2011  
Maintenance charge £800

2 Bedroom  
Second Floor  
Apartment  
Apt. 8  
Rhos Harbour  
Apartments  
105-107 Rhos  
Promenade  
Rhos on Sea  
LL28 4NG

£148,000

Reference Number  
RP3290  
7/07/2023

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

Registered Company

## 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)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		