

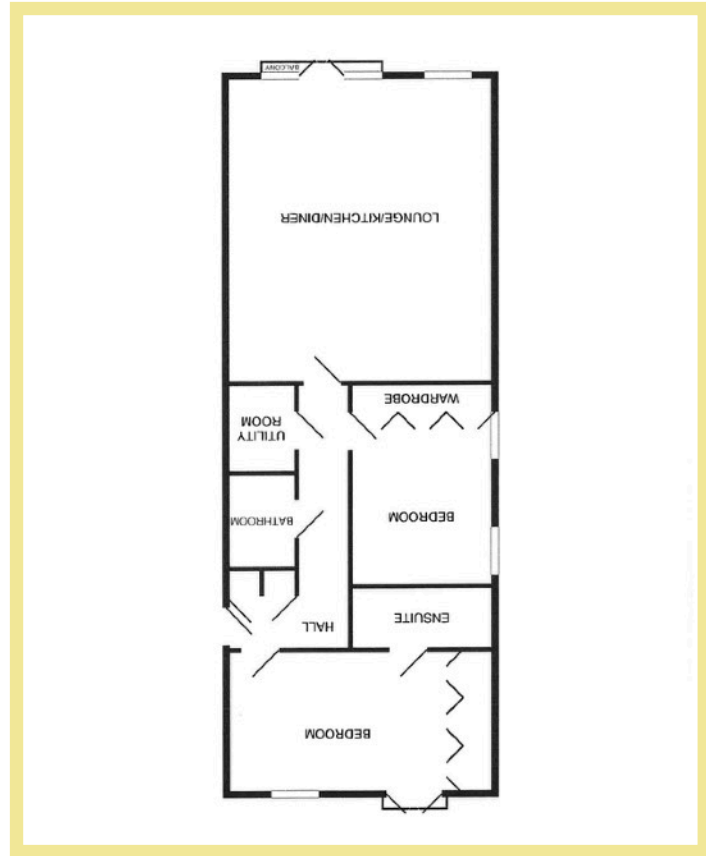
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | 85 B | 85 B |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Apt.3, Sunnydowns
66 Abbey Road
Rhos on Sea
LL28 4NU

Bestford Homes
For Sale

Beautifully Presented Two Bedroom First Floor Apartment

Description

This beautifully presented two bedroom first floor apartment is part of Sunnydowns, a well maintained development. Situated in the desirable area of Rhos on Sea and only a short walk to local amenities and the promenade. One of only nine apartments there is a secure communal entrance with stairs and lift to all floors and outside communal grounds with allocated parking and visitor parking. An interior designer has created a modern feel throughout with attention to detail and a high finish.

The accommodation comprises hallway with built in storage, an open plan lounge/kitchen/diner with doors onto a Juliette balcony, utility room, master bedroom with fitted wardrobes and ensuite shower room, a second double bedroom with fitted wardrobes and bathroom. The property is well worth viewing to appreciate the location and high finish.

- ✓ TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ BEAUTIFULLY PRESENTED THROUGHOUT
- ✓ MODERN OPEN PLAN LIVING
- ✓ SITUATED IN A DESIRABLE AREA
- ✓ ALLOCATED PARKING
- ✓ NO CHAIN

Hall

5.06m x 3.07m (16'7" x 10'1")

Lounge/Kitchen/Diner

6.17m x 5.45m (20'3" x 17'11")



Utility

1.83m x 1.45m (6'0" x 4'9")

Bedroom Two

4.12m x 2.87m (13'6" x 9'5")

Bedroom One

4.80m x 2.92m (15'9" x 9'7")



Ensuite

1.96m x 1.32m (6'5" x 4'4")

Bathroom

1.96m x 1.58m (6'5" x 5'2")



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, Manchester International Airport and the motorways beyond, also the main rail line Holyhead to Euston.

Directions

From the Rhos On Sea office turn left, take the first right turn onto Colwyn Avenue, at the T junction turn left onto Abbey Road where Sunnydowns Apartments can be found on the right.

Council Tax Band: "E" (provided on www.voa.gov.uk)
Energy Performance Rating Band B

NB. The apartment is leasehold on a 999 year lease from 1/01/2017

Ground rent is £250 per annum
Service charge is £100 per month

Pets are allowed (dogs and cats with permission of management company)

2 Bedroom First Floor Apartment

Apt.3, Sunnydowns
66 Abbey Road
Rhos on Sea
LL28 4NU

£239,950

Reduced From £249,950

Reference Number: RP3325

1/08/23

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

