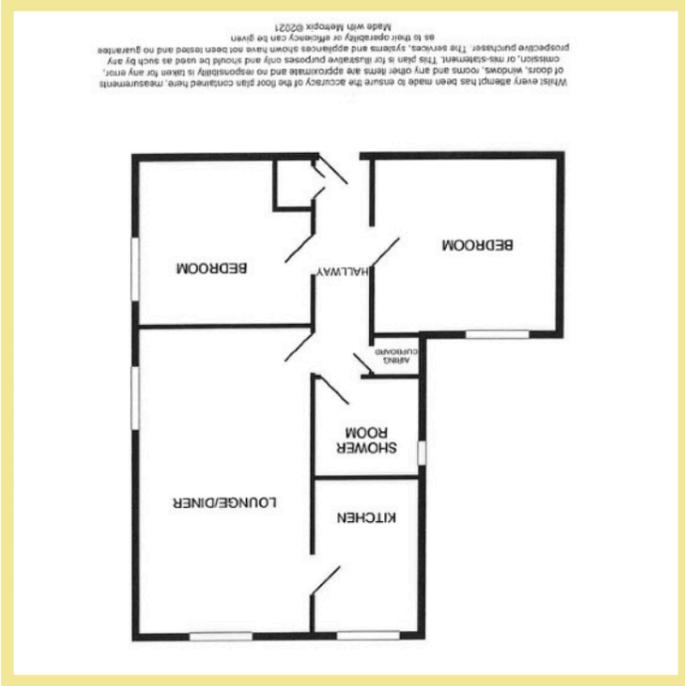


We endeavor to make details accurate and they should not be relied upon as representations or not constitute any part of an offer

our sales reliable but on as and they do of an offer

www.fletcherpoole.com

Fletcher & Poole



Apt.29, Conwy Garth
College Avenue
Rhos On Sea
LL28 4NT

Purpose Built Two Bedroom Ground Floor Apartment Situated Close To Local Amenities

Description

This purpose built two bedroom ground floor apartment with garage is conveniently located as it is only a short walk to the village of Rhos on Sea and the promenade. There is a secure communal entrance with a small hallway leading to the apartment which is in immaculate decorative order and comprises hallway, light and spacious lounge/diner which has dual aspect and gives access to the kitchen, two bedrooms and shower room. There is upvc double glazing and gas central heating. Outside there are communal gardens and a garage which is part of a block.

- ✓ WELL PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ CONVENIENT LOCATION, CLOSE TO AMENITIES & PROMENADE
- ✓ PART OF WELL MAINTAINED DEVELOPMENT
- ✓ OFF ROAD PARKING/GARAGE
- ✓ NO CHAIN

Lounge/Diner

5.71m x 3.39m (18'9" x 11'1")



Kitchen

2.93m x 2.05m (9'8" x 6'9")



Bedroom Two

3.41m x 2.98m (11'2" x 9'9")

Airing Cupboard

0.79m x 0.49m (2'8" x 1'8")

Garage

4.98m x 2.79m (16'4" x 9'2")

Bedroom One

3.59m x 2.97m (11'9" x 9'9")



Shower Room

2.07m x 1.87m (6'10" x 6'2")



Location

Rhos on Sea is a very popular seaside resort famous for its shops and amenities. It is located between the larger resorts of Colwyn Bay and Llandudno and is also close to the A55 dual carriageway for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn towards the promenade, turn left onto the promenade, take the fourth left turn onto College Avenue.

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

NB The Apartment is leasehold on a 999 year lease with one share in the management company which owns the freehold and organises the common services.

Service charge: £253 per quarter to include the maintenance of the communal grounds, window cleaning, internal hallways, buildings insurance and ground rent.

Two Bedroom
Ground Floor
Apartment
Apt.29, Conwy Garth
College Avenue
Rhos on Sea
LL28 4NT

£149,950

Reduced From £154,950
NO CHAIN

Reference Number: RP3357
30/08/23
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

