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www.fletcherpoole.com



Apt.5, Adlington House
Abbey Road
Rhos On Sea
LL28 4PU

Two Bedroom Ground Floor Retirement Apartment Situated In The Centre Of Rhos on Sea Village

Description

This two-bedroom ground floor retirement apartment is located in the centre of Rhos on Sea, close to all amenities and only a short walk to the promenade. The property sits in a quiet and private corner of the development, benefitting from dual entrances and overlooking a well-maintained patio area perfect for sitting out. The apartment is part of Adlington House which is a well-maintained development that has a variety of facilities and the option of onsite care and support if required. The spacious apartment comprises of entrance hallway, two good size bedrooms, modern wet room, large separate well fitted wardrobe/storage room with ample shelving and hanging space, modern kitchen with integrated appliances and large lounge with French doors out onto the patio area. Adlington House offers independent, secure living with the option of 24-hour on-site care and support if required. There is a visual link entry system and lift to all floors. The management team and residents organise events and excursions and on site there is a bistro, guest suite, hairdressing salon, quiet lounge, library, IT suite, communal lounge, gym and outside a patio area. There is also a cleaning, washing, ironing, decorating and general apartment maintenance service available.

- ✓ TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT
- ✓ OFFERS INDEPENDENT LIVING WITH THE OPTION OF ON SITE CARE AND SUPPORT
- ✓ SITUATED IN THE CENTRE OF RHOS ON SEA VILLAGE
- ✓ NO CHAIN

Lounge

7.08m x 3.55m (23'3" x 11'8")



Kitchen

2.91m x 2.39m (9'7" x 7'10")



Hallway

3.91m x 2.52m (12'10" x 8'3")

Bedroom One

4.81m x 2.94m (15'9" x 9'8")



Bedroom Two/Dining Room

4.49m x 2.84m (14'9" x 9'4")

Wet Room

2.36m x 1.69m (7'9" x 5'7")

Storage Cupboard

3.46m x 1.21m (11'4" x 4'0")

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 left down Penrhyn Avenue, take the first right turn onto Colwyn Avenue, at the T Junction turn onto Abbey Road where Adlington House can be located on the corner.

N.B Leasehold property of 125 years from 2009
Mandatory service charge of £77.71 per week which includes water rates and mandatory well being charge of £65.66 per week. Further care services are available at a cost. On resale there are administration charges and a contingency fund contribution.
Management Company: MHA (Methodist Homes)
Mobility scooter shed subject to availability

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

Energy Performance Rating Band TBC

2 Bedroom
Ground Floor
Retirement
Apartment

Apt.5 ,Adlington
House
Abbey Road
Rhos on Sea
LL28 4PU

£169,950

Reference Number:RP3419
6/11/23

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com

