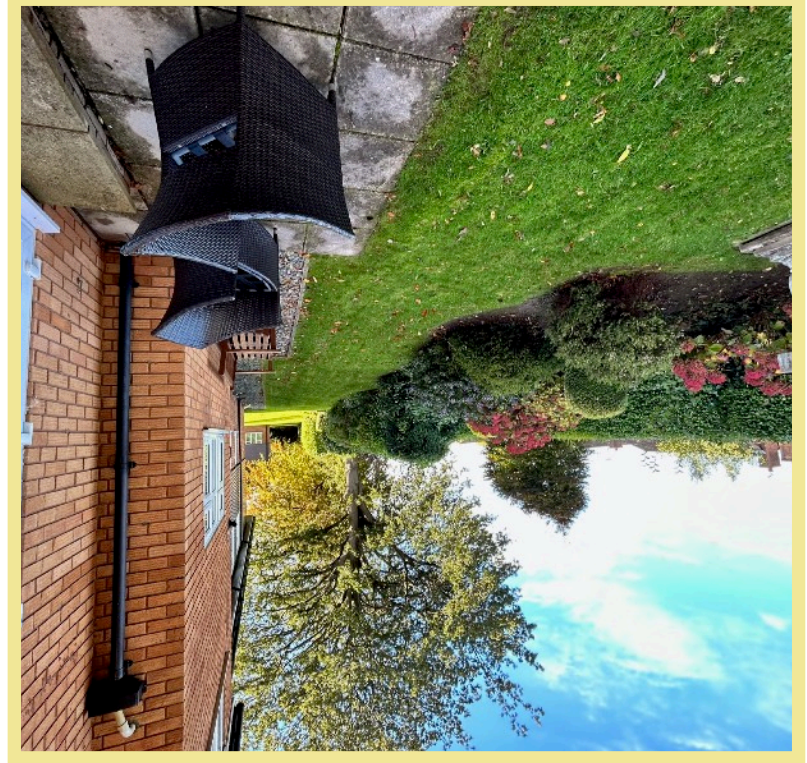
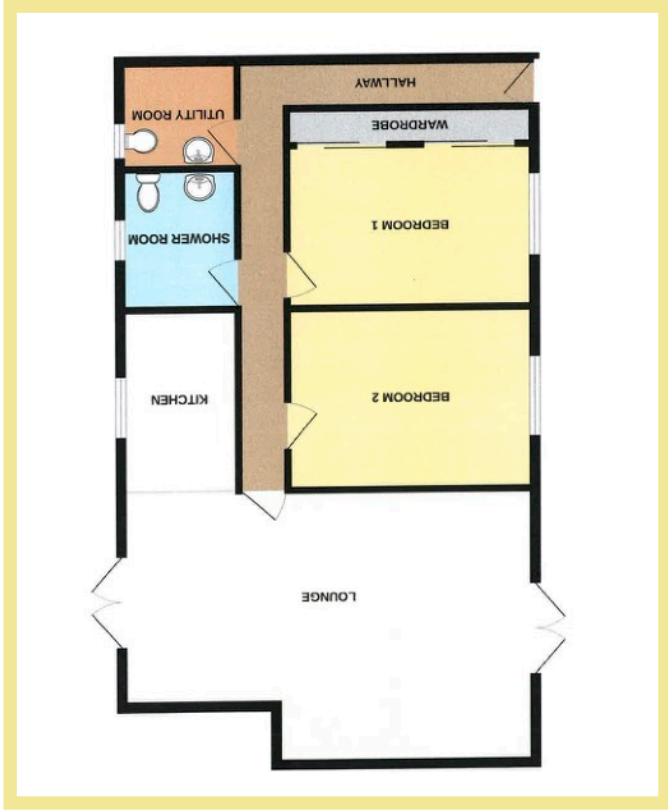


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

Fletcher & Poole



11 Woodlea Gardens
Ebberston Road West
Rhos on Sea
LL28 4AP

Beautifully Presented Two Bedroom Ground Floor Apartment Situated In A Sought After Residential Area

Description

A beautifully appointed two-bedroom ground floor apartment, set in 1.5 acres of landscaped gardens and grounds. Being one of only eighteen in a very well managed development, in a quiet leafy residential area. The apartment benefits from dual aspect patio doors onto a patio area in beautifully maintained gardens and grounds. The accommodation comprises of: Communal entrance to four apartments, or two sets of French doors exclusively for the use of number 11, hallway, utility room with sink and wc, two double bedrooms, one with fitted wardrobes, shower room, lounge/diner with dual aspect French doors, fitted kitchen with integrated dishwasher, double oven and gas hob. Upvc double glazing, gas central heating, garage and parking.

- ✓ BEAUTIFULLY PRESENTED 2 BEDROOM GROUND FLOOR APARTMENT
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA
- ✓ BENEFITS FROM PARKING AND GARAGE
- ✓ CLOSE TO LOCAL SHOPS, AMENITIES AND BUS ROUTES
- ✓ NO CHAIN

Lounge

7.48m x 3.59m (24'6" x 11'10") Maximum



Kitchen

3.15m x 2.71m (10'4" x 8'11")



Utility Room/W.C.

1.97m x 1.79m (6'6" x 5'11")

Hallway

10.33m x 0.87m (34'0" x 2'11")

Bedroom One

4.01m x 3.33m (13'2" x 10'11")



Bedroom Two

3.97m x 3.02m (13'0" x 9'11")

Shower Room

1.97m x 2.38m (6'6" x 7'10")



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 three 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 right onto the Promenade and take the second turning right onto Cayley Promenade leading onto Whitehall Road, continue to the roundabout, take the fourth exit onto Eberston Road West, where Woodlea Gardens can be located on the right hand side.

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

Energy Performance Rating Band TBC

NB Apartment is leasehold on a 999 year lease
Ground rent & Maintenance charge £134.56 per month
Has 1/18 share of the freehold

2 Bedroom
Ground Floor
Apartment

11 Woodlea Gardens
Eberston Road
West
Rhos on Sea
LL28 4AP

£214,950

Reference Number: RP3421
7/11/23

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

