

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



Apt 10, Penrhyn Park
Penrhyn Avenue
Rhos on Sea
LL28 4PL

One Bedroom Ground Floor Retirement Apartment Situated Close To The Centre Of Rhos on Sea Village

Description

This one-bedroom ground floor retirement apartment is part of Penrhyn Park which is situated close to the centre of Rhos on Sea village and all its amenities, a local bus route and only a short walk to the promenade. For people over 55 there is a site manager and newly formed residents' association, a secure communal entrance with security intercom system, lift to all floors, careline pull cord system, communal lounge, and laundry room. The well-planned accommodation comprises of entrance hallway, storage cupboard, shower room, large bedroom with fitted wardrobes, large lounge with bay window with views over the park and modern kitchen. Outside there are communal gardens and seating area. Viewing is essential to appreciate the location and condition this property has to offer.

- ✓ WELL PRESENTED ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT
- ✓ SITUATED CLOSE TO THE CENTRE OF RHOS ON SEA VILLAGE, PROMENADE & BUS ROUTE
- ✓ NO CHAIN

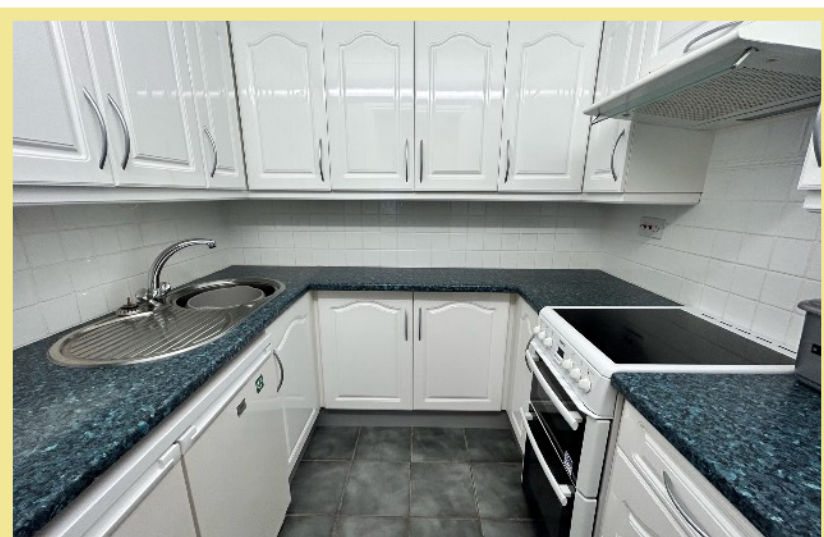
Lounge/Diner

3.19m x 4.97m (10'6" x 16'4")



Kitchen

1.80m x 2.20m (5'11" x 7'3")



Bedroom

2.76m x 4.20m (9'1" x 13'10")



Shower Room

4.41m x 2.07m (14'6" x 6'10")



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 Colwyn Bay and Llandudno are approximately 1 mile and 3 miles 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 where Penrhyn Park can be found after a short distance on the left.

NB The Apartment is leasehold

Service charge every 6 months is £1,759.44 which can be subject to change, this includes water rates, lift, general maintenance and buildings insurance and communal laundry, careline and house manager. Ground rent every 6 months is £264.61 Allocated parking is £25 every 6 months, communal parking is free on a first come first served basis.

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

1 Bedroom
Ground Floor Retirement
Apartment

Apt 10, Penrhyn Park
Penrhyn Avenue
Rhos on Sea
LL28 4PL

£54,950

NO CHAIN

Reference Number: RP3420
6/11/23

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

Registered Company
Number 4687367

Valuation

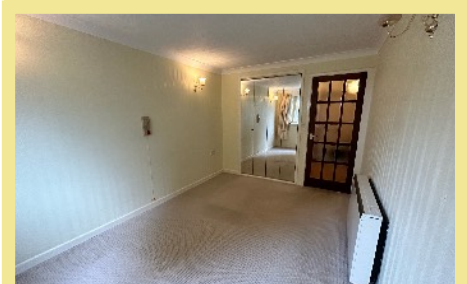
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		