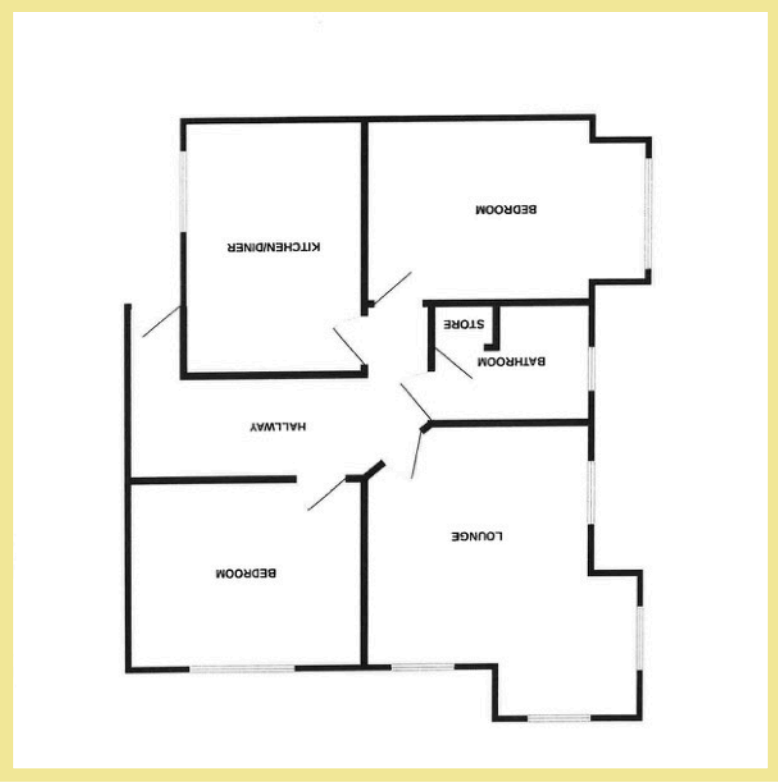


We endeavor to make our accurate and reliable but they relied on as statements or representations of fact and constitute any part of an offer. The seller does not make any

sales details should not be they do not or contract. representation

www.fletcherpoole.com

Fletcher & Poole



Apt. 5, The Orchard  
Rhos on Sea  
LL28 4ES



# Beautifully Presented Two Bedroom Ground floor Apartment Which Is Part Of A Well Maintained Development

## Description

A beautifully presented two-bedroom ground floor apartment situated in a well-maintained development and close to the local amenities of Rhos on Sea Village and Llandudno. The property has been recently refurbished to include beautiful light Oak Herringbone flooring throughout, a new combination boiler, new fitted wardrobes in the main bedroom and redecorated throughout. The property benefits from UPVC double glazing and gas CH and viewing is highly recommended to appreciate the presentation throughout, spacious lounge and location. The Well-Planned accommodation has its own personal front door which comprises of hallway, light double aspect lounge, kitchen/diner, two bedrooms and a good size bathroom. Outside the property is set within well maintained landscaped gardens with access to an allocated parking space and visitor parking.

- ✓ BEAUTIFULLY PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ SITUATED IN A SOUGHT-AFTER LOCATION
- ✓ NEW HERRINGBONE FLOORING, COMBINATION BOILER AND REDECORATED THROUGHOUT
- ✓ WELL MAINTAINED DEVELOPMENT WITH ALLOCATED PARKING SPACE

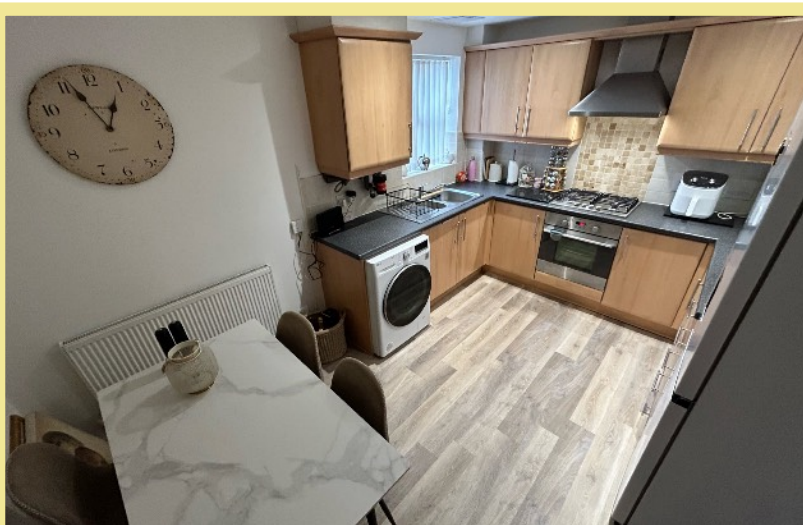
## Lounge

4.28m x 4.25m (14'1" x 13'11") Maximum



## Kitchen/Diner

3.99m x 2.84m (13'1" x 9'4")



## Bedroom One

4.47m x 2.89m (14'8" x 9'6")



## Bedroom Two

2.85m x 3.13m (9'4" x 10'3")

## Bathroom

2.51m x 1.88m (8'3" 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 left down Penrhyn Avenue, at the crossroads turn left onto Church Road, proceed to the T Junction turn left, left again onto The Orchard where No 5 can be found on the left.

Council Tax Band: "C" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Performance Rating Band "C"

NB Apartment is leasehold on a 150 year lease from 2007

Ground rent £150 per annum  
Service charge £482 per annum  
Buildings insurance £382.65 per annum

2 Bedroom  
Ground floor  
Apartment

Apt.5, The Orchard  
Rhos on Sea  
LL28 4ES

**£159,950**

Reference Number: RP3426  
13/11/23

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

Registered Company  
Number 4687367

## Valuation

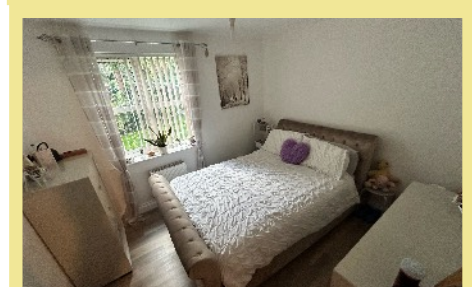
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

tel: 01492 549178

email: [rhosonsea@fletcherpoole.com](mailto:rhosonsea@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



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