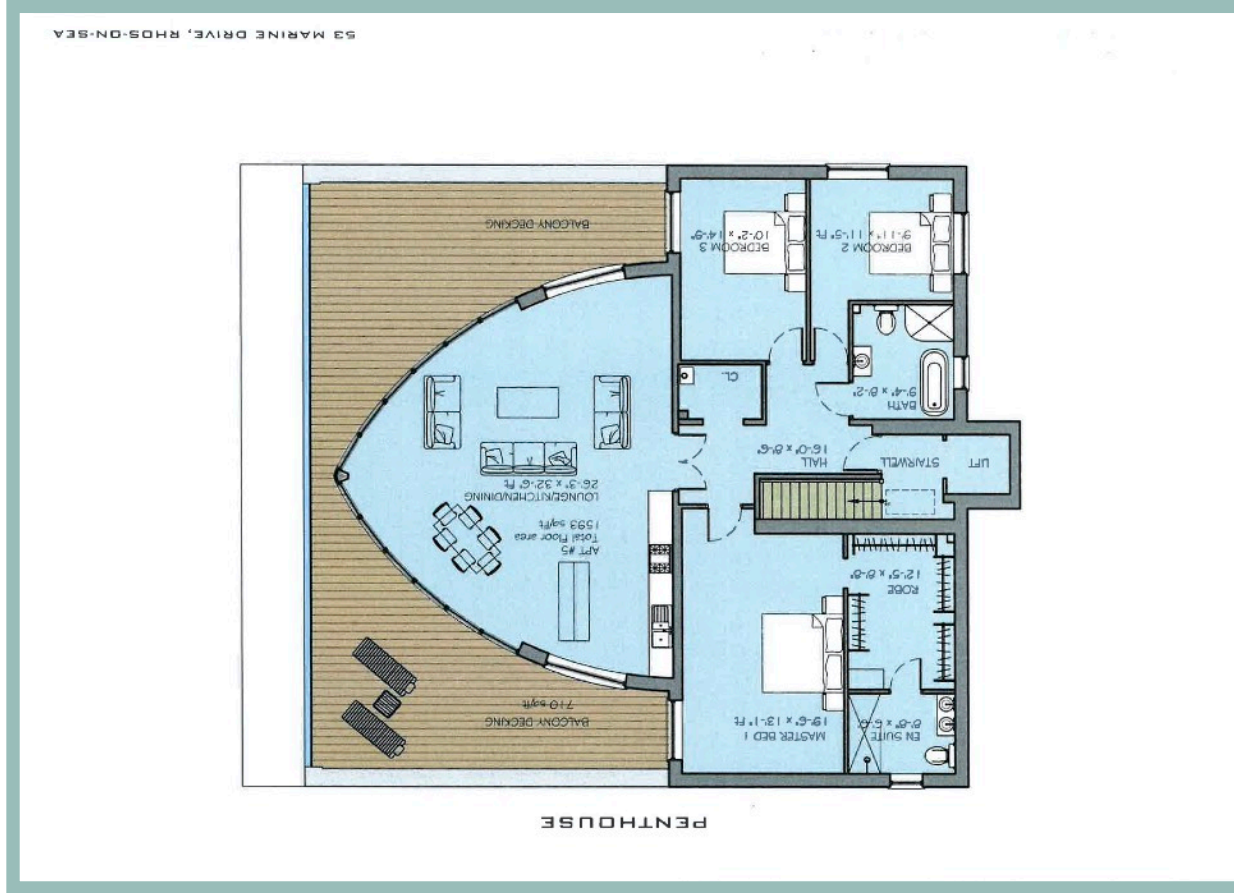


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

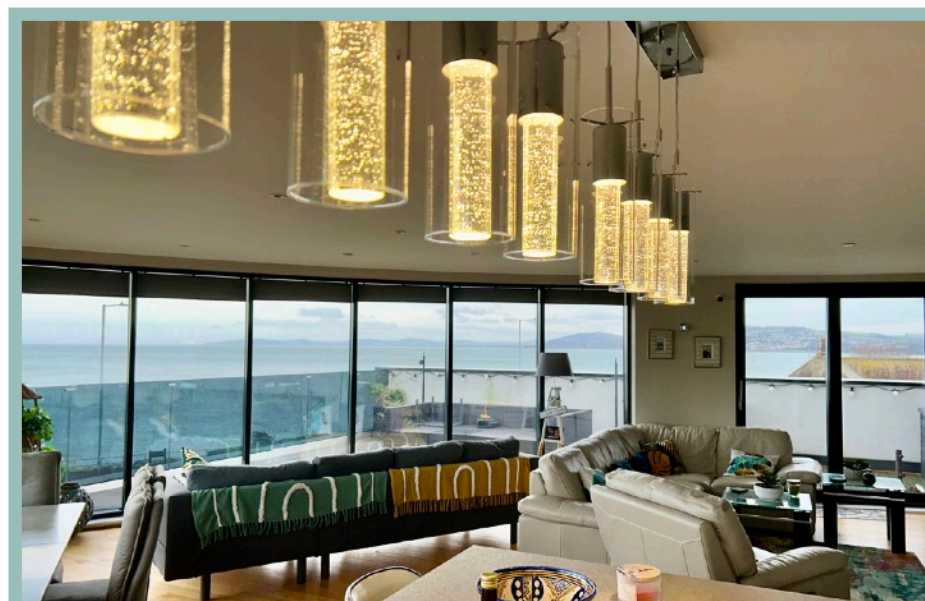


Penthouse, Apt.5, Sunseeker
53 Marine Drive
Rhos on Sea
LL28 4HS

Stunning Three Bedroom Penthouse Apartment With Large Roof Terrace Benefitting From Panoramic Coastal Views

Description

The stunning design of Marine Drive Apartments has been inspired by luxury super yachts. Built by award winning local developer LW Group, this spacious penthouse apartment offers modern contemporary living with luxurious interiors. With its elevated position and large roof terrace which wraps around the living space the property benefits from panoramic coastal views. On the ground floor there is a secure video entry system, communal hallway with stairs and lift to the penthouse landing. The accommodation briefly comprises hallway with built in store cupboard, large open plan lounge/kitchen/diner with engineered oak flooring and remote control LED floor lighting with 180 degree glazing with stunning uninterrupted panoramic coastal views. In the kitchen is a high quality fitted kitchen with quartz worktops with mirrored splashbacks and LED lighting and a sink with a boiling water tap. Also benefitting from NEFF integrated appliances which include double oven with a microwave/grill, dishwasher and fridge/freezer. There is also a large feature quartz island which has a five ring NEFF induction hob, integrated wine cooler and additional storage. The bedrooms include a spacious master bedroom with lounge area, walk in wardrobe with fitted wardrobes and a beautifully appointed ensuite with a large walk in shower. There are a further two double bedrooms and a spacious family bathroom with free standing bath and separate shower. There is also a utility room in the hallway which has plumbing for a washer/dryer. Outside to the rear there are two allocated parking spaces and a bin store area. Off the lounge/kitchen/diner is a beautiful wrap around composite roof terrace which has two seating areas and benefits from stunning panoramic coastal views.



3 Bedroom Penthouse Apartment

Apt.5, Sunseeker
53 Marine Drive
Rhos on Sea
LL28 4HS

£699,950

NO CHAIN

Reference Number: **RP3486**
7/02/24

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

Registered Company
Number 4687367

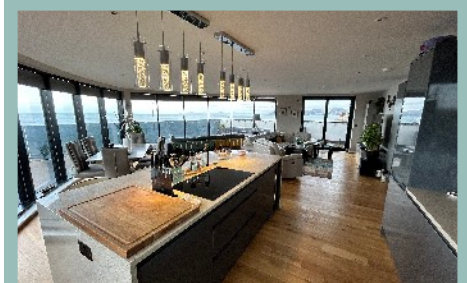
Valuation

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





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- ✓ STUNNING THREE BEDROOM PENTHOUSE WITH SPACIOUS ROOF TERRACE
- ✓ BENEFITS FROM STUNNING PANORAMIC COASTAL VIEWS
- ✓ EXCLUSIVE DEVELOPMENT WITH HIGH END FINISH THROUGHOUT
- ✓ OPEN PLAN LIVING WITH 180 DEGREE GLAZING
- ✓ TWO ALLOCATED PARKING SPACES
- ✓ OPTION TO PURCHASE FURNITURE
- ✓ NO CHAIN

Lounge/Kitchen/Diner

9.81m x 7.96m (32'2" x 26'1") Maximum

Utility Room

1.85m x 0.82m (6'1" x 2'9")

Master Bedroom

5.94m x 3.77m (19'6" x 12'5")

Ensuite

2.56m x 2.56m (8'5" x 8'5")

Walk In Wardrobe

3.08m x 2.41m (10'1" x 7'11")

Hallway

4.76m x 3.15m (15'8" x 10'4") Maximum

Bedroom Two

5.01m x 3.09m (16'5" x 10'2") Maximum

Bedroom Three

4.02m x 3.60m (13'2" x 11'10")

Bathroom

2.90m x 2.36m (9'6" x 7'9")



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Location

Rhos on Sea is a delightful and bustling seaside village with a wealth of individual shops and cafe's. Situated on the spectacular North Wales Coast with superb sea views and within easy reach of the Victorian town of Llandudno and the historic walled town of Conwy. Rhos on Sea provides a stunning base to explore North Wales and its wealth of features including the mountains, lakes, beaches and sites of historic interest.

Directions

From our Rhos-on-Sea office turn towards the Promenade, turn left onto the Promenade, continue along Marine Drive passing the Rhos Fynach Public House on the left, the SunSeeker Apartments can be found on the left hand side.

NB Apartment is freehold on a 999 year lease
Apartment owns 1/5 of the freehold
Maintenance charge of £1,722.60 per annum.

Council Tax Band: "F" (provided on voa.gov.uk)
Energy Performance Rating Band B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

