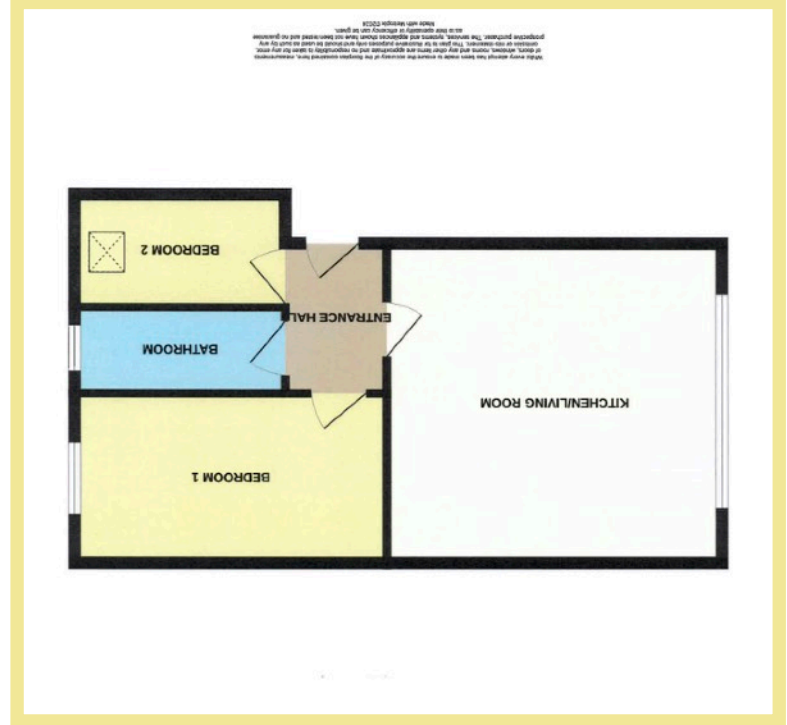


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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



Apt 9,
Rhos Harbour Apartments
105-107, Rhos Promenade
Rhos on Sea
LL28 4NG

Two Bedroom Top Floor Apartment With Spectacular Coastal Views

Description

Well-presented, spacious two-bedroom apartment, situated in the heart of Rhos on Sea with a sea front location and benefiting from far panoramic coastal and harbour views. Viewing is highly recommended to appreciate the spacious layout and location. The accommodation briefly comprises hallway, spacious lounge/kitchen/diner with windows to appreciate the spectacular views, master bedroom with views of the mountains to the rear, a good size single bedroom and family bathroom. The apartment benefits from a large allocated parking space to the rear of the building. Viewing is essential to appreciate the views, location, and accommodation this property has to offer.

✓ WELL PRESENTED TWO BEDROOM TOP FLOOR APARTMENT

✓ SITUATED CLOSE TO LOCAL AMENITIES

✓ SPECTACULAR COASTAL VIEWS

✓ NO CHAIN

Entrance Hallway

6'10" x 4'8" (2.09m x 1.42m)

Lounge/Kitchen/Diner

15'4" x 14'9" (4.68m x 4.50m)



Bedroom One

15'7" x 9'0" (4.75m x 2.74m)



Bedroom Two

7'8" x 7'4" (2.34m x 2.23m)



Bathroom

7'0" x 4'0" (2.13m x 1.21m)



Location

The property is located in the popular coastal resort of Rhos On Sea with a 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 railway line Holyhead to Euston.

Directions

From the Rhos On Sea office turn towards the promenade, turn left onto the promenade where No 105-107 can be found on the left.

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

Energy Performance Rating Band D

NB Maintenance charge £1,000 from April 2024

Leasehold property with a 10th share of the building

2 Bedroom
Top Floor
Apartment
Ap.9
Rhos Harbour
Apartments
105-107 Rhos
Promenade
Rhos on Sea
LL28 4NG

£134,950

NO CHAIN

Reference Number

RP3502

Fletcher & Poole,

1A Penrhyn Avenue

Rhos-on-Sea, LL28 4PS

Registered Company

Valuation

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

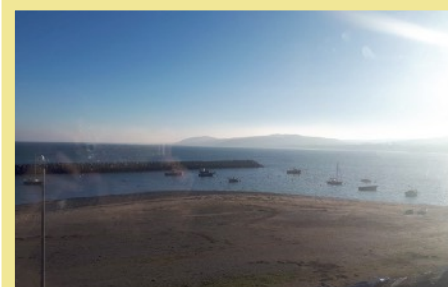
Viewing

By appointment contact:

tel: 01492 549178

email: rhos@fletcherpoole.com

web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		