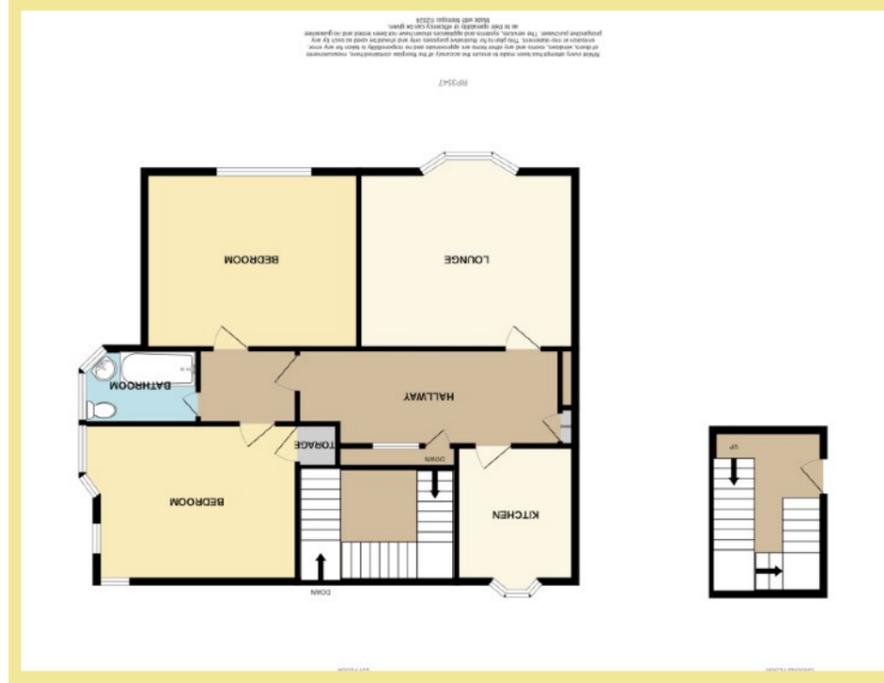


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

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F&P Fletcher & Poole



Flat 4, High Lawns  
High Lane  
Rhos On Sea  
LL28 4SA

# Spacious Two Bedroom First Floor Apartment With Allocated Parking Space Situated In A Sought After Area

## Description

This spacious two bedroom first floor apartment is situated in the desirable area of Rhos on Sea, walking distance to the promenade, beach, local shops & amenities.

In brief the property comprises of a communal entrance porch, private front door to apartment 4 with stairs leading up to the first floor.

Spacious hallway, large lounge with bay window, kitchen, two large bedrooms and bathroom. High ceilings throughout and a beautiful, large, original stained glass window in the stairway.

The apartment also benefits from an allocated parking space.

Viewing is essential not only to appreciate the size and layout but also the location.

- ✓ SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ ALLOCATED PARKING SPACE
- ✓ SITUATED IN A DESIRABLE AREA
- ✓ NO CHAIN

## Lounge

14'10" x 12'7"(4.52m x 3.84m)



## Kitchen

9'8" x 8'6" (2.95m x 2.59m)

## Bedroom

15'4" x 12'5" (4.68m x 3.79m)



## Bedroom

15'5" x 12'5" (4.70m x 3.78m)



## Bathroom

8'4" x 5'3" (2.54m x 1.60m)



## 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 Colwyn Bay and Llandudno are approximately one mile and three 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 right onto the promenade, take the first right onto Rhos Road, proceed down the road and take the fifth right turn onto High Lane and the High Lawns apartments can be found near the end of the cul de sac.

Council Tax Band C

Energy Performance Rating Band C

NB The Apartment is freehold

Maintenance charge and ground rent is £60 pcm

2 Bedroom  
First Floor  
Apartment

Flat 4, High Lawns  
High Lane  
Rhos On Sea  
LL28 4SA

**£109,950**

Reference Number: RP3547  
8/04/24

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

