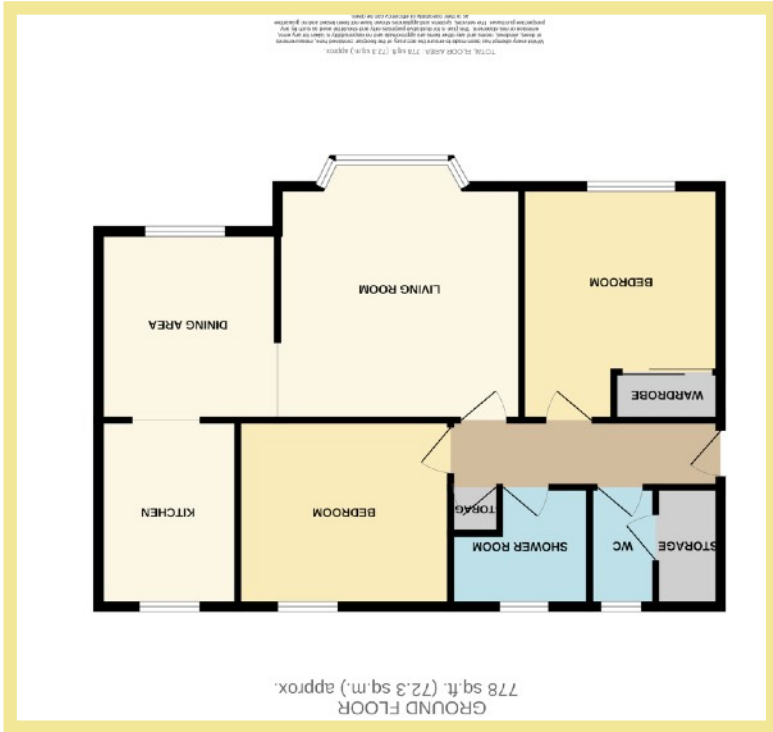


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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



7 Woodlea Gardens
Eberston Road West
Rhos on Sea
LL28 4AP

Spacious Two Bedroom Ground Floor Apartment With Garage & Off Road Parking

Description

This spacious two bedroom ground floor apartment is set in 1.5 acres of landscaped gardens and grounds.

Being one of only eighteen in a very well managed development of Woodlea Gardens which is located in a quiet leafy residential area yet within easy reach of the local shops, promenade, beach and other amenities of both Rhos on Sea and Colwyn Bay.

The apartment comprises of:

Communal entrance to four apartments, hallway, private apartment front door, large light lounge into dining room and kitchen, two double bedrooms – both with fitted wardrobes, shower room and separate w.c.

The apartment benefits from a patio overlooking the communal landscaped gardens, allocated garage and parking space.

UPVC double glazing and gas central heating throughout

- ✓ SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ OFF ROAD PARKING
- ✓ BENEFITS FROM PARKING AND GARAGE
- ✓ CLOSE TO LOCAL SHOPS, AMENITIES AND BUS ROUTES
- ✓ NO CHAIN

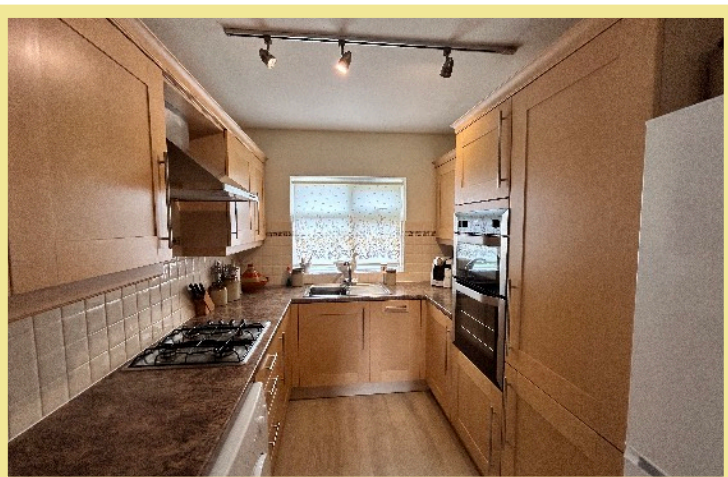
Lounge

4.12m x 3.94m (13'6" x 12'11")



Kitchen

3.01m x 2.32m (9'11" x 7'8")



W.C.

2.18m x 0.99m (7'2" x 3'3")

Dining Room

2.99m x 2.82m (9'10" x 9'3")

Bedroom One

3.94m x 3.38m (12'11" x 11'1")



Bedroom Two

3.62m x 3.03m (11'11" x 9'11")

Shower Room

2.36m x 1.99m (7'9" x 6'7")



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 Llandudno and Colwyn Bay are approximately three 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 rail line Holyhead to Euston.

Directions

From the Rhos On Sea office turn towards the Promenade, turn right onto the Promenade and take the second turning right onto Cayley Promenade, turn right onto Whitehall Road, continue to the roundabout, take the fourth exit onto Ebberston Road West, where Woodlea Gardens can be located on the right hand side.

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

NB Apartment is leasehold on a 999 year lease
Ground rent is £10 per annum
Maintenance charge is £1,860.44 per annum
Has 1/18 share of the freehold

2 Bedroom
Ground Floor
Apartment

7 Woodlea Gardens
Ebberston Road
West
Rhos on Sea
LL28 4AP

£204,950

Reference Number: RP3552
15/04/24

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
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		