

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.

[www.fletcherpoole.com](http://www.fletcherpoole.com)



Apt. 6, Stafford House  
23 Penrhos Road  
Rhos On Sea  
LL28 4DB



# One Bedroom Second Floor Apartment Situated Close To Rhos on Sea

## Description

This one bedroom second floor apartment is part of Stafford House situated on the promenade and close to the amenities of Rhos on Sea and Colwyn Bay. The rooms are light and spacious and from the lounge there are sea views. There is a secure communal entrance and lift or stairs to the apartment which comprises of entrance hall, hallway, good size lounge/diner with access to the kitchen, double bedroom and bathroom. The property is well worth viewing to appreciate the size of the accommodation and location.

- ✓ ONE BEDROOM SECOND FLOOR APARTMENT
- ✓ SITUATED ON THE PROMENADE CLOSE TO RHOS ON SEA
- ✓ SPACIOUS ACCOMMODATION WITH SEA VIEWS FROM THE LOUNGE
- ✓ NO CHAIN

## Apartment 6

Apartment door gives access into;

## Hallway

Door leads into;

## Lounge/Diner

16'4"x 13'0" (4.98m x 3.96m)



## Kitchen

15'2" x 6'7" (4.62m x 1.99m)



## Bedroom

15'1" x 9'11" (4.60m x 3.02m)



## Bathroom

10'9" x 8'2" (3.26m x 2.48m) Maximum



## 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 towards the promenade, turn right onto the promenade, Penrhos Road can be found on the right.

Council Tax Band: B as provided on [www.gov.uk](http://www.gov.uk).

Energy Performance Rating Band D

NB Apartment is leasehold on a 999 year lease

Service charge of £682.75 per annum

Ground rent of £100 per annum

1 Bedroom  
Second Floor  
Apartment

Apt.6, Stafford House  
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LL28 4DB

**£134,950**

**NO CHAIN**

Reference Number:RP3569

3/05/24

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)

