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www.fletcherpoole.com



10 The Orchard
Rhos On Sea
LL28 4ES

Two Bedroom Purpose Built Ground Floor Apartment

Description

A well maintained two bedroom ground floor purpose built apartment situated in a quiet yet convenient location. The well planned accommodation comprises; entrance hall, lovely private lounge with patio doors onto the garden, access into a modern fitted kitchen, inner hallway, two bedrooms and bathroom, upvc double glazing and gas central heating, low maintenance rear garden with decked seating area, allocated parking for two vehicles.

- ✓ LOW MAINTENANCE PURPOSE BUILT GROUND FLOOR APARTMENT
- ✓ SITUATED AT THE END OF THE CUL DE SAC
- ✓ LOVELY PRIVATE LOUNGE WITH PATIO DOORS ONTO THE GARDEN
- ✓ IDEAL INVESTMENT PROPERTY

Accommodation

Upvc frosted front door giving access into;

Entrance Hall

Electrics, double panel central heating radiator.

Lounge

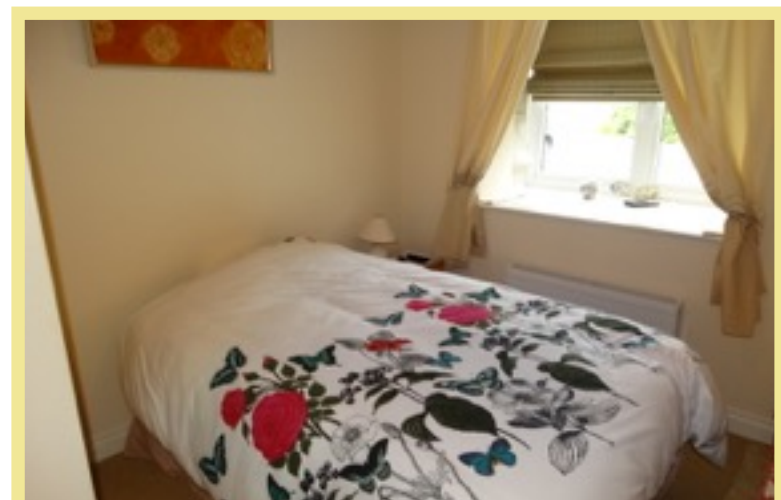
14'1" x 11'0" (4.29m x 3.35m) Coved ceiling, double panel central heating radiator, television aerial, telephone point, upvc double glazed double patio doors with complementary windows giving access onto the garden, access through to the;

Kitchen

12'2" x 6'10" (3.71m x 2.08m) Inset spotlights, upvc double glazed window to front aspect, range of modern wall and base units with butcher block style work surface over, one and a half bowl stainless steel sink and drainer with hot and cold mixer tap, four ring gas hob with extractor over and "Electrolux" oven, space and plumbing for washing machine and fridge/freezer, double panel central heating radiator.

Bedroom One

9'11" x 9'0" (3.02m x 2.74m) Upvc double glazed box bay window with deep windowsill to front aspect, double panel central heating radiator.



Bedroom Two

8'11" x 8'7" (2.71m x 2.61m) Upvc double glazed window to rear aspect, double panel central heating radiator, telephone point.

Bathroom

7'4" x 5'5" (2.23m x 1.65m) Extractor, inset spotlights, three piece bathroom suite comprising of a panel bath with mains shower over, low flush w.c, wash/hand basin, white ladder style towel heater, part tiled walls, ceramic tiled floor.

Outside

Two allocated block paved parking spaces, flagged pathway giving access to a timber gate which leads to the rear garden which is laid for low maintenance with flagged patio seating area, raised decked seating area, area laid to slate stone shingles, fenced boundaries.



Location

Rhos On Sea is a very popular sea side resort famous for its shops and amenities. It is located between the large 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 left down Penrhyn Avenue, at the crossroads turn left onto Church Road, proceed to the T Junction turn left, left again onto The Orchard where No 10 can be found in the corner at the far end.

NB The apartment is leasehold on a 150 year lease from 2007

Ground rent/maintenance charge is £45 per month

Council Tax Band: "D" (provided on www.voa.gov.uk)

Energy Performance Rating Band C.

2 Bedroom Ground Floor Apartment

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LL28 4ES

£129,950

Reduced From **£137,500**

Reference Number: RP896
02/07/15

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:

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email: rhos@fletcherpoole.com
web: www.fletcherpoole.com

