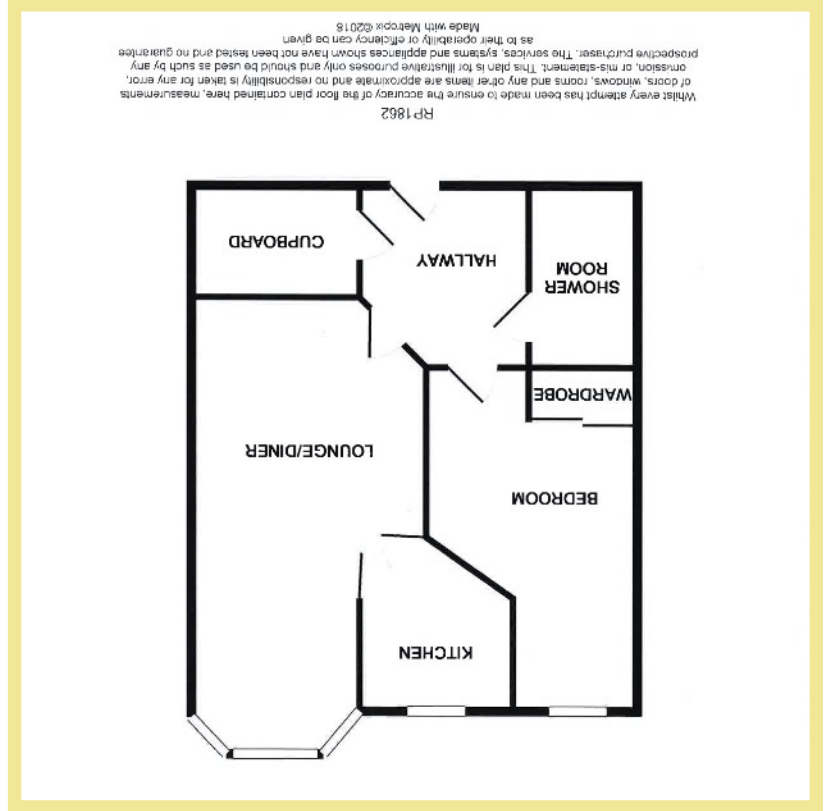


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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



31 Adlington House
Abbey Road
Rhos On Sea
LL28 4PU

Immaculately Presented One Bedroom Second Floor Retirement Apartment

Description

An immaculately presented light and spacious second floor one bedroom retirement apartment (over 55s) situated at the front of this beautifully maintained development close to the heart of Rhos On Sea and the promenade. Adlington House offers independent, secure living with the option of 24 hour on site care and support if required.

The management team and residents organize events and excursions, there is also an on site bistro, guest suite, hairdressing salon, quiet lounge, assisted bathroom, library, IT suite, communal lounge, gym and patio.

There is a cleaning, washing, ironing, decorating and general apartment maintenance service available. Security visual link entry system and a lift to all floors, personal pendant alarm with dual link to the management care team, smoke and heat detectors and communal fire alarm.

Apartment 31 comprises; entrance hall, good size store room, lounge/dining room with views over Rhos on Sea, double doors into a beautifully appointed fitted kitchen with integrated appliances, double bedroom with fitted wardrobe and a large walk in wet room. There is upvc double glazing and electric heating.

- ✓ SUPERBLY LOCATED FOR RHOS ON SEA VILLAGE
- ✓ LIGHT & SPACIOUS APARTMENT
- ✓ VIEWS OVER RHOS ON SEA
- ✓ RETIREMENT APARTMENT FOR OVER 55'S
- ✓ BEAUTIFULLY MAINTAINED COMPLEX

Accommodation

Timber framed door gives access to apartment;

Hallway

Ceiling mounted smoke alarm, wall mounted thermostat, wall mounted video intercom, doors give access to lounge/diner, bedroom, bathroom and cupboard.

Lounge/Diner

25'2" x 10'10" (7.67" x 3.30m) Upvc double glazed bay window to front aspect with far reaching hillside views, ceiling mounted smoke alarm, wall mounted thermostat, electric radiator, electric fire, television point, french doors give access into;

Kitchen

8'6" x 8'0" (2.59m x 2.43m) Maximum, upvc double glazed window to front aspect with far reaching hillside views, chrome ceiling spotlights, ceiling mounted fire alarm, combination of base units with modern high gloss finish with marble effect work surface over, integrated electric Smeg hob with Smeg chrome extractor fan above with inset lighting, integrated electric Smeg oven, integrated fridge/freezer, integrated slimline

dishwasher, stainless steel one and a half bowl sink and drainer with chrome tap, marble effect splashback, tiled floor.

Bedroom

14'9" x 9'11" (4.49m x 3.02m) Maximum, upvc double glazed window to front aspect with far reaching hillside views, electric radiator, wall mounted thermostat, mirrored sliding door gives access to built in wardrobe, television point.

Wet Room

8'3" x 5'5" (2.51m x 1.65m) Chrome ceiling spotlights, ceramic wash/hand basin with chrome tap, mirrored bathroom cabinet with inset lighting, low flush w.c, electric shower, chrome towel radiator, shaver point, tiled walls, sparkle effect floor.

Storage Cupboard

7'0" x 3'9" (2.13m x 1.14m) Built in shelving for storage, wall mounted fuse board.

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 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 rail line holyhead to Euston.

Directions

From the Rhos On Sea office turn left down Penrhyn Avenue, take the first right turn onto Colwyn Avenue, at the T Junction turn onto Abbey Road where Adlington House can be located on the corner.

N.B Leasehold property of 125 years from 2009

Mandatory service charge of £46.14 per week which includes water rates and mandatory well being charge of £56.69 per week. Further care services are available at a cost. On resale there are administration charges and a contingency fund contribution.

Management Company: MHA (Methodist Homes)

Mobility scooter shed subject to availability

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

Energy Performance Rating Band C

1 Bedroom
Second Floor
Retirement
Apartment

31 Adlington House
Abbey Road
Rhos on Sea
LL28 4PU

£99,950

Reduced From £139,950

Reference Number: RP1862
17/09/18

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

