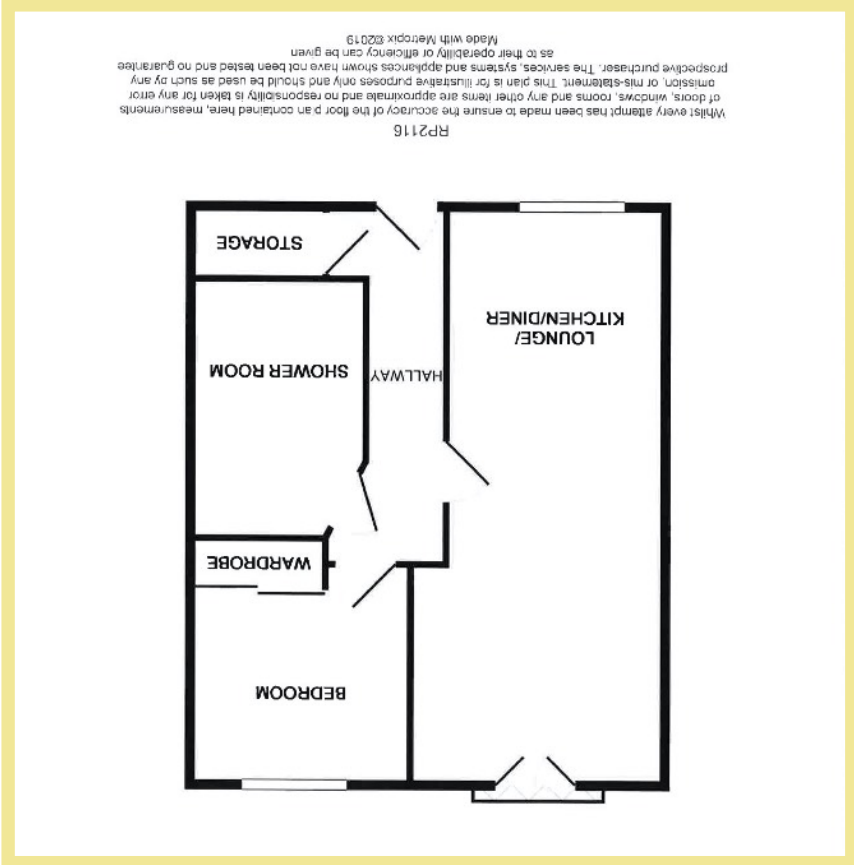


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or

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Fletcher & Poole



Apartment 35
Adlington House
Abbey Road
Rhos on Sea
LL28 4PU

Immaculately Presented Second Floor One Bedroom Retirement Apartment

Description

An immaculately presented light and spacious second floor one bedroom retirement apartment (over 55s) this beautifully maintained development is 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 35 comprises of a good size entrance hall, store cupboard with plumbing for a washing machine, large open plan lounge/kitchen/diner with a modern fitted kitchen and integrated appliances benefitting from a Juliette balcony, one double bedroom with fitted wardrobes and a walk in wet room. The property is well worth viewing to appreciate the presentation throughout.

- ✓ ONE BEDROOM RETIREMENT APARTMENT
- ✓ BEAUTIFULLY MAINTAINED COMPLEX
- ✓ SUPERBLY LOCATED FOR RHOS ON SEA VILLAGE
- ✓ RETIREMENT APARTMENT FOR OVER 55'S

Apartment 35

Apartment front door gives access into

Entrance Hall

Video intercom system, access to kitchen/lounge/diner, bedroom and wet room.

Store Cupboard

Plumbing for washing machine, shelving, wall mounted electrics and wall mounted central heating thermostat.

Lounge/Kitchen/Diner

23'5" x 9'5" (7.14m x 2.87m) extending to 11'2" (3.40m)

Lounge/Diner

Upvc double glazed french doors with Juliette balcony, wall mounted log effect electric fire, wall mounted heater, telephone point, television point.

Kitchen Area

Upvc double glazed window enjoying far reaching countryside views, inset spotlights, range of wall, drawer and base units with roll top work surface over, inset stainless steel sink and drainer with hot and cold mixer tap, inset four ring electric hob with stainless steel splashback and stainless steel extractor over, integrated fridge/freezer, integrated oven, integrated microwave, integrated washing machine.

Bedroom

11'0" x 9'9" (3.35m x 2.97m) Upvc double glazed window, wall mounted electric heater, built in storage cupboard with shelves, rail and mirrored sliding doors, television point, wall mounted thermostat.



Wet Room

8'3"x 5'5" (2.51m x 1.65m) Fully tiled walls, inset spotlights, low flush w.c, stainless steel ladder style central heating radiator, pedestal wash/hand basin with hot and cold mixer tap, wall mounted shaver point, mirror with storage behind, walk in wet room shower with mains shower and inset extractor fan.

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 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, 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.

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

Energy Efficiency Rating: Band C

Leasehold on a 125 year lease from 2009

NB Mandatory service charge of £71.99 per week which includes water rates and mandatory well being charge of £65.48 per week. Further care services are available at a cost. On resale there are administration charges and a contingency fund contribution and assignment fee. Management Company: MHA (Methodist Homes) Mobility scooter shed subject to availability.

PLEASE CONTACT THE OFFICE FOR ADDITIONAL INFORMATION REGARDING THE SERVICES ADLINGTON HOUSE OFFERS

1 Bedroom
Second Floor
Retirement
Apartment
Apartment 35
Adlington House
Abbey Road
Rhos On Sea
LL28 4PU

£74,950

Reduced From £135,000

Reference Number:RP2116

30/07/19

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: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com

