

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 arrangements. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

We strongly recommend that all the information which we provide about the property is verified by yourself or your adviser.

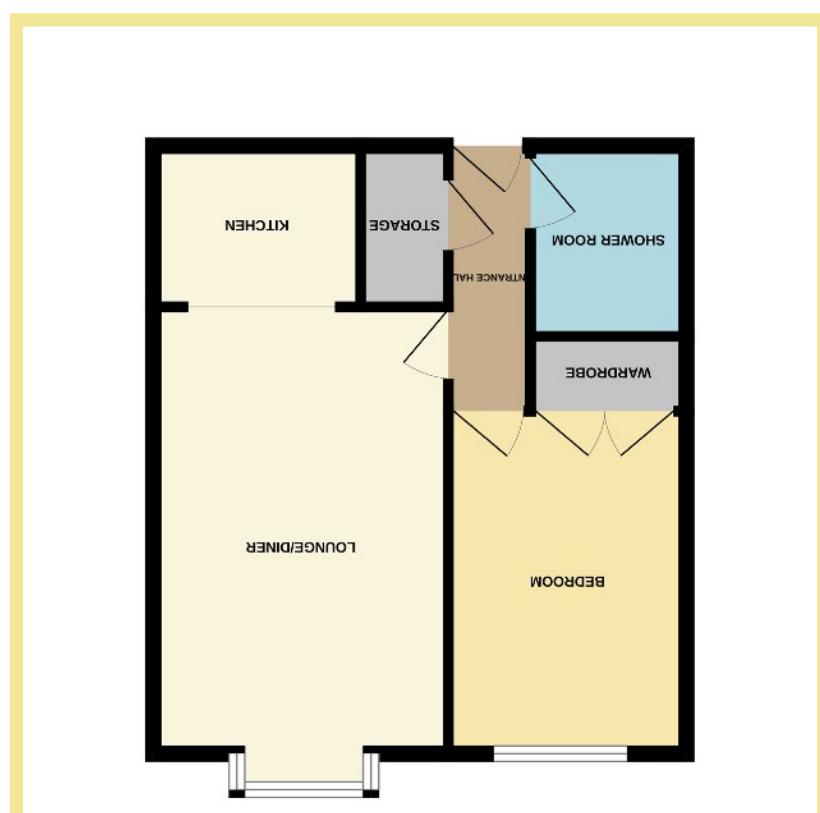
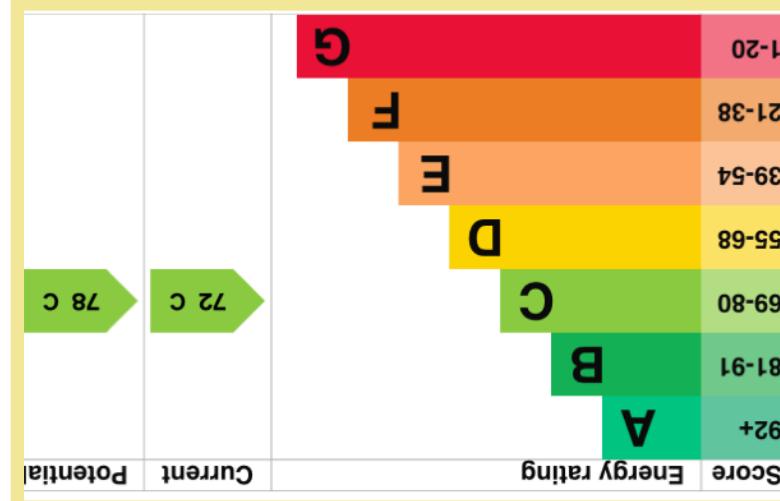
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

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.

We endeavor 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.

www.fletcherpoole.com

F&P Fletcher Pool



9 Penrhyn Park
Penrhyn Avenue
Rhos on Sea
LL28 4PL

One Bedroom Ground Floor Retirement Apartment Overlooking The Park & Within Walking Distance To The Local Shops & Amenities Of Rhos on Sea

Description

Situated in the centre of Rhos on Sea, and within walking distance to the local shops, promenade, beach and bus stop this one bedroom ground floor retirement apartment overlooks the park. The apartment is part of the well managed and maintained development of Penrhyn Park for the over 55's and has a site manager, secure communal entrance with security intercom system, lift to all floors, careline pulcord system, communal lounge and laundry room. Outside there are communal gardens with seating areas and parking. The apartment benefits from UPVC double glazing and electric storage heaters throughout and viewing is recommended to appreciate the presentation and position this property has to offer. The apartment briefly comprises, Hallway with good sized storage cupboard, lounge/diner with views over the park, bowling green, kitchen and double bedroom with mirrored fitted wardrobes, also with views over the park and a modern contemporary shower room. The two free standing wardrobes with top boxes and matching bedside drawers are included. Some other furniture can be purchased separately.

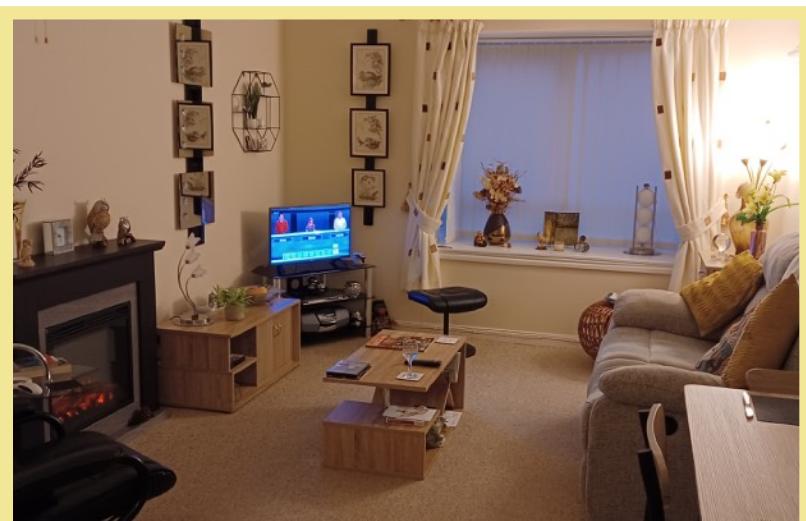
- ✓ ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, PROMENADE, BEACH & BUS STOP
- ✓ OVERLOOKING THE PARK & BOWLING GREEN
- ✓ WELL MAINTAINED COMMUNAL GARDENS
- ✓ CAR PARK
- ✓ NO CHAIN

Hallway

2.85m x 1.75m (9'4" x 5'9")

Lounge/Diner

5.05m x 3.22m (16'7" x 10'7")



Kitchen

2.21m x 1.78m (7'3" x 5'10")



Storage

1.57m x 0.79m (5'2" x 2'8")

Bedroom

3.96m x 2.69m (13'0" x 8'10")



Shower Room

2.08m x 1.70m (6'10" x 5'7")



Location

The property is located in the popular coastal resort of Rhos On Sea with a wealth of local shops and other facilities. The larger resorts of Colwyn Bay and Llandudno are approximately one and three miles respectively and the property is conveniently located for easy access to the A55 dual carriageway for Chester and the motorways beyond, also close to the main rail line Holyhead to Euston.

Directions

From the Rhos On Sea office turn left down Penrhyn Avenue where Penrhyn Park can be found after a short distance on the left.

NB The Apartment is leasehold
Service charge £1,619.37 twice a year
This includes water rates, lift, general maintenance, buildings insurance and communal laundry, careline and house manager.
Ground rent every 6 months is £264.61
Allocated parking is £25 every 6 months
No pets allowed

Council Tax Band: B
Energy Efficiency Rating: Band C

1 Bedroom
Ground Floor
Retirement Apartment

9 Penrhyn Park
Penrhyn Avenue
Rhos On Sea
LL28 4PL

£69,950

NO CHAIN

Reference Number: RP3885
10/03/25

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

