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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

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One Bedroom First Floor Retirement Apartment Situated Close To The Local Amenities Of Rhos on Sea

Description

Situated close to the centre of Rhos on Sea this one bedroom first floor apartment is light and well maintained with a pleasant aspect over parkland. Within walking distance to the shops, bus route and promenade the apartment is part of a well managed development for the over 55's. Penrhyn Park has a site manager, secure communal entrance with security intercom system, lift to all floors, careline pull cord system, communal lounge and laundry room. Outside there is parking and communal gardens. The apartment comprises hallway with good size storage room, lounge with views over the park & tennis courts, kitchen, double bedroom with fitted wardrobes and a modern shower room. There is UPVC double glazing and electric storage heaters.

Bedroom

3.97m x 2.68m (13'0" x 8'10")



Shower Room

2.08m x 1.69m (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 £1,670.91 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

Council Tax Band: B
Energy Efficiency Rating: Band B

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Lounge/Diner

5.05m x 3.23m (16'7" x 10'7")



Kitchen

2.20m x 1.78m (7'3" x 5'10')



1 Bedroom
First Floor
Retirement Apartment

22 Penrhyn Park
Penrhyn Avenue
Rhos On Sea
LL28 4PL

£59,950

NO CHAIN

Reference Number:RP3913
9/01/24

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: rhosonse@fletcherpoole.com
web: www.fletcherpoole.com

