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F&P Fletcher Pool



**22 Penrhyn Park**  
**Penrhyn Avenue**  
**Rhos on Sea**  
**LL28 4PL**

# 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.

- ✓ ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT
- ✓ CLOSE TO THE LOCAL AMENITIES OF RHOS ON SEA VILLAGE
- ✓ VIEWS OVER THE PARK & BOWLING GREEN
- ✓ MATURE COMMUNAL GARDENS WITH SEATING AREAS
- ✓ OFF ROAD PARKING
- ✓ NO CHAIN

## Lounge/Diner

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



## Kitchen

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



## 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

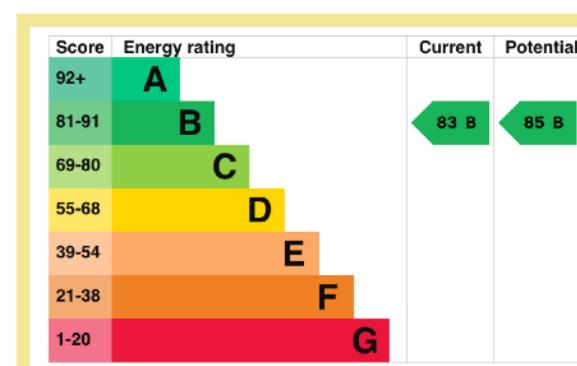
Service charge £1,670.91 twice a year  
This includes water rates, lift, general maintenance, buildings insurance and communal laundry, careline and house manager.

Ground rent every 6 months is £264.61

Allocated parking is £25 every 6 months

Council Tax Band: B

Energy Efficiency Rating: Band B



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: rhosonsea@fletcherpoole.com  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

