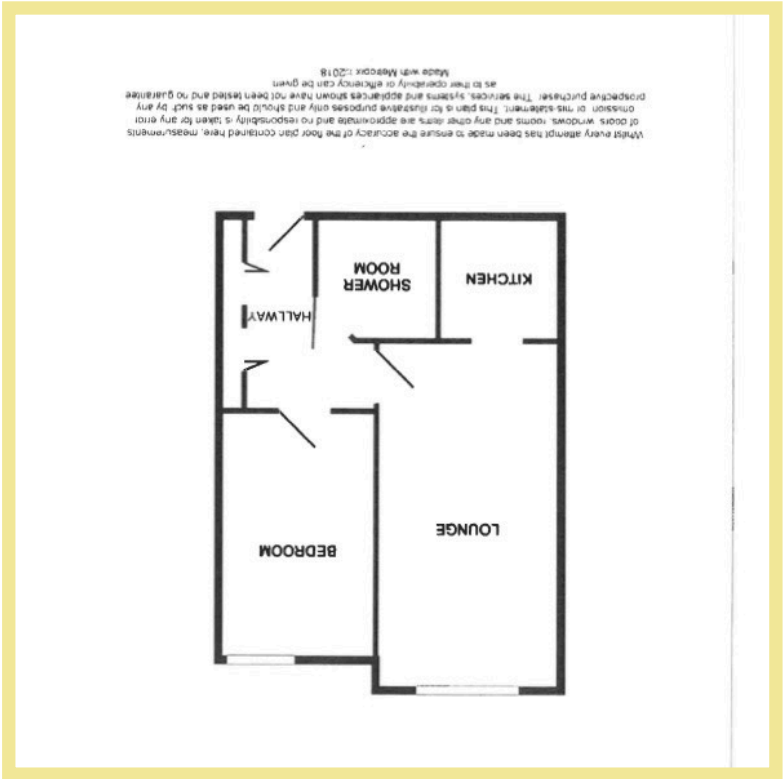


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

Services, fittings and equipment referred to in the sales details have not been tested

www.fletcher&poole.com



One Bedroom Second Floor Retirement Apartment Situated In The Centre Of Rhos on Sea Village

Description.

This one bedroom second floor apartment is part of the well maintained retirement development of Rhos Manor and is situated in the centre of Rhos on Sea village, walking distance to the local shops, café, promenade and beach with a bus stop outside. Rhos Manor is for the over 55's and has an onsite manager, secure communal entrance, lift to all floors, careline pull cord system in all apartments, communal lounge and laundry room, guest suite and well maintained communal gardens. The apartment comprises of:-
Hallway with mirrored built in storage, lounge/diner opening into the kitchen, double bedroom and shower room. There is UPVC double glazing and electric storage heaters.

- ✓ ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT
- ✓ PART OF THE WELL MAINTAINED DEVELOPMENT OF RHOS MANOR
- ✓ SITUATED IN THE CENTRE OF RHOS ON SEA
- ✓ COMMUNAL LOUNGE, LAUNDRY ROOM & GARDENS
- ✓ NO CHAIN

Lounge/Diner

5.92m x 3.15m (19'5" x 10'4")



Kitchen

2.11m x 2.11m (6'11" x 6'11")



Shower Room

2.11m x 1.93m (6'11"x 6'4")



Bedroom

4.21m x 2.66m (13'10" x 8'9")



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, Manchester International Airport 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 where Rhos Manor can be found on the corner.

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

Energy Performance Rating Band B

NB. The apartment is leasehold on a 125 year lease from 1991

£2,377.80 maintenance charge per annum
£194 building insurance per annum
£135 ground rent per annum

Includes water costs, lift, gardening, outside maintenance, decorating and cleaning of public spaces.

1 Bedroom Second Floor Apartment

Apt.41, Rhos Manor
Penrhyn Avenue
Rhos on Sea
LL28 4PN

£99,950

Reference Number:RP3834
28/01/25

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:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com



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