

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 enquiries. 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 advisers.

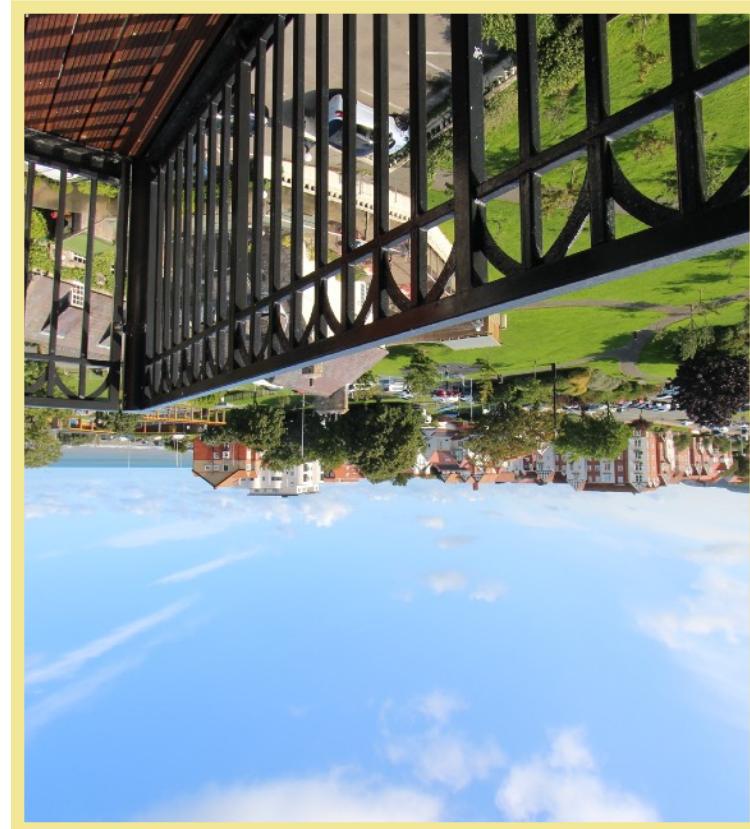
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

Contract. The seller does not make any warranty in relation to the property and we have no authority to do so on behalf of the seller.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements of fact and they do not constitute any part of an offer or

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F&P Fletcherpoole



Well Presented Two Bedroom Fifth Floor Apartment Situated In The Heart Of Rhos on Sea

Description

Well presented and spacious two bedroom fifth floor apartment. Situated in the heart of Rhos on Sea and benefitting from far reaching sea views. Viewing is highly recommended to appreciate the spacious layout and location. The accommodation briefly comprises hallway, spacious lounge/diner with dual aspect windows and balcony all benefitting from sea views, galley kitchen with sea views, master bedroom with fitted wardrobes and ensuite, a second single bedroom, family bathroom and store cupboard.

- ✓ WELL PRESENTED TWO BEDROOM FIFTH FLOOR APARTMENT
- ✓ BENEFITS FROM FAR REACHING SEA VIEWS
- ✓ SPACIOUS LOUNGE/DINER WITH BALCONY
- ✓ ALLOCATED OFF ROAD PARKING
- ✓ NO CHAIN

Lounge/Diner

5.50m x 4.53m (18'0" x 14'11")



Kitchen

3.64m x 1.82m (11'11" x 6'0")



Bedroom Two

4.45m x 3.03m (14'7" x 9'11")

Bedroom One

4.41m x 3.01m (14'6" x 9'11")

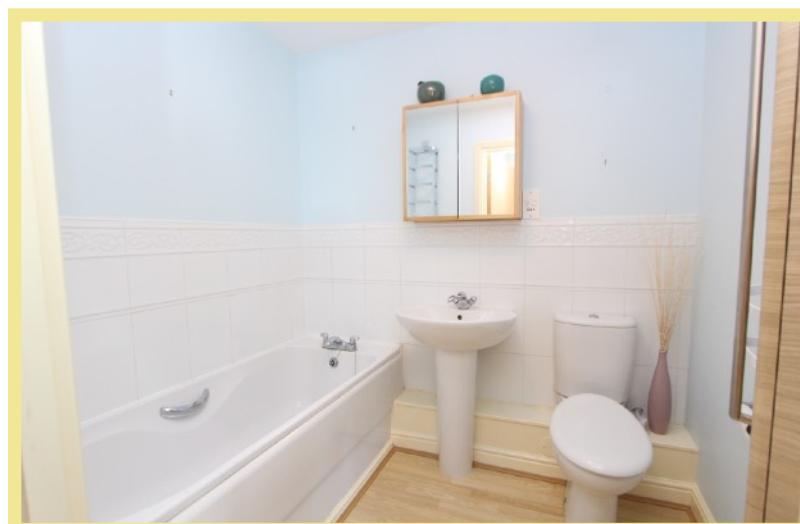


Ensuite

2.00m x 1.48m (6'7" x 4'10")

Bathroom

2.14m x 1.88m (7'0" x 6'2")



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 one mile respectively 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 right towards the Promenade, left onto the Promenade where St Trillo's Court can be found after a short distance on the left.

Council Tax Band: "D" (provided on www.voa.gov.uk)
Energy Performance Rating Band C

NB The Apartment is leasehold on a 999 year lease

Maintenance charge is £1660 per annum

2 Bedroom
Fifth Floor
Apartment

Apt.28, St Trillo's
Court
Rhos on Sea
LL28 4PY

£199,950
Reduced From £254,950
NO CHAIN

Reference Number: RP3036
4/01/23

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com

