

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

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.

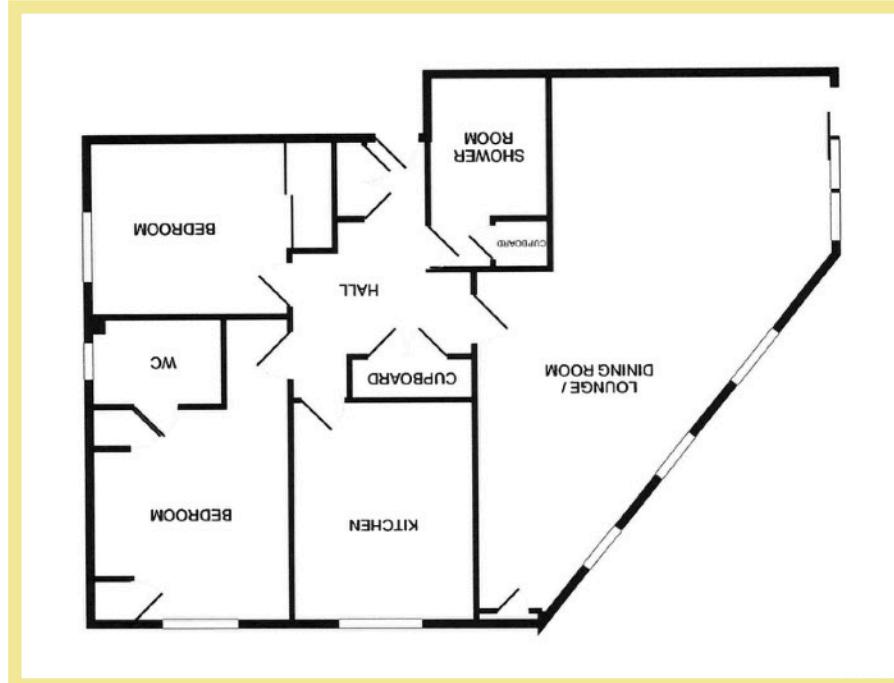
We strongly recommend that all the information which we provide about the property is referred by yourself to your advisor.

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.

We offer or 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.

www.fletcherpoole.com

F&P Fletcherpoole



Apt.10, College Court
Rhos on Sea
LL28 4HR



Two Bedroom Ground Floor Apartment With Far Reaching Panoramic Coastal Views

Description

A two bedroom ground floor apartment situated in the popular College Court development and benefitting from panoramic coastal views towards Rhos on Sea harbour. Benefiting from upvc double glazing and gas central heating viewing is highly recommended to appreciate the views and elevated position on the Cayley Promenade.

The accommodation briefly comprises apartment hallway, large lounge/diner with patio door providing views towards Rhos on Sea harbour, kitchen, master bedroom with views towards Llanddulas and separate ensuite, double bedroom with fitted wardrobe, shower room with airing cupboard and a further two storage cupboards.

Outside to the front there is allocated parking and access to a single garage with an electric roller door. Side path gives access to the rear where there is a flagged patio with panoramic coastal views and lawn area.

- ✓ TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ PANORAMIC COASTAL VIEWS OF RHOS ON SEA HARBOUR
- ✓ SITUATED IN AN ELEVATED POSITION OVER CAYLEY PROMENADE
- ✓ LARGE OPEN PLAN LOUNGE/DINER
- ✓ OFF ROAD PARKING & GARAGE
- ✓ NO CHAIN

Lounge

4.64m x 3.41m (15'3" x 11'2")



Dining Area

5.21m x 3.72m (17'1" x 12'2") Maximum

Kitchen



Bedroom One

3.51m x 3.31m (11'6" x 10'10")

Ensuite

2.25m x 1.14m (7'5" x 3'9")

Bedroom Two

3.89m x 2.93m (12'9" x 9'8") Into wardrobe



Shower Room

3.22m x 2.02m (10'7" x 6'8")

Airing Cupboard

0.73m x 0.69m (2'5" x 2'3")

Cupboard 1

1.15m x 0.34m (3'9" x 1'2")

Cupboard 2

1.36m x 0.58m (4'6" x 1'11")

Garage

5.63m x 2.97m (18'5" x 9'9")

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 three 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 towards the Promenade, turn right onto the Promenade and take the second right onto Cayley Promenade, as the road swings right carry straight on remaining on Cayley Promenade, take the 4th right onto Llannerch Road East and College Court can be found on the right.

NB Apartment is leasehold on a 120 year lease from 1/09/1988

Service charge £950 every 6 months which includes building insurance, fire system, ground maintenance and any external repairs.

There is a managing agent along with a managing company formed by the residents.

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

Energy Efficiency Rating Band C

2 Bedroom Ground Floor Apartment

Apt.10, College Court
Rhos on Sea
LL28 4HR

£259,950

Reference Number:RP2510

7/02/22

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

