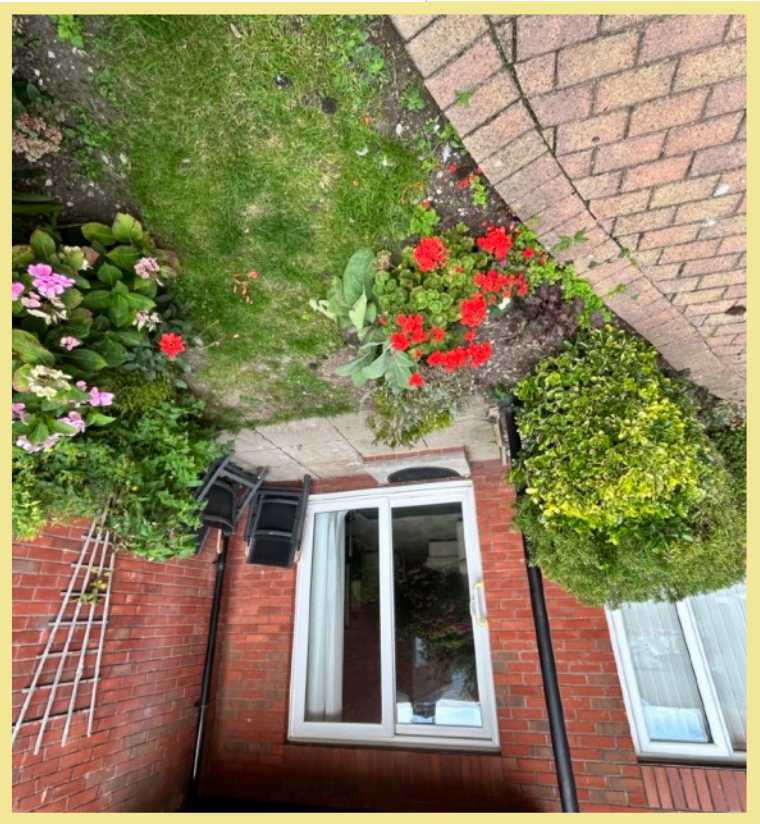
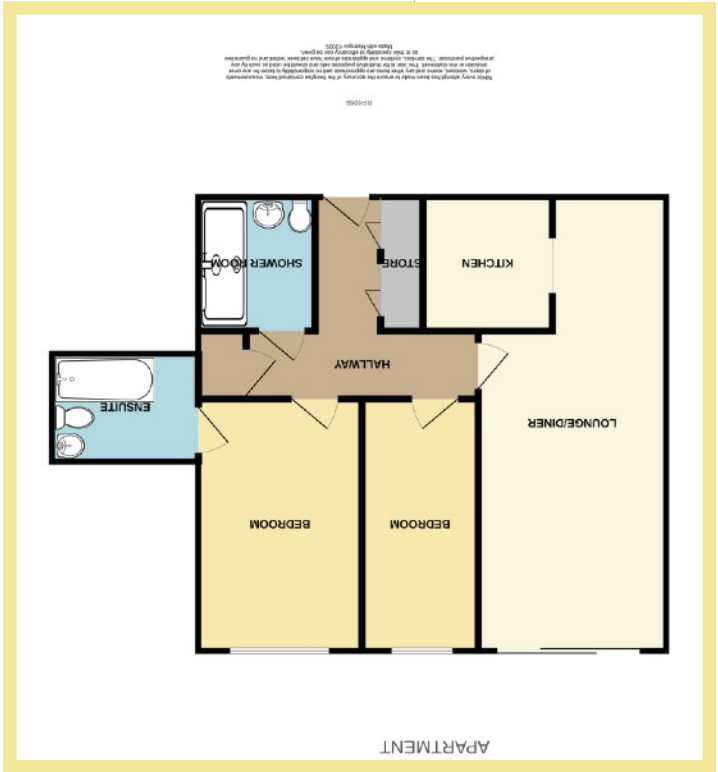


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. 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.

www.fletcher&poole.com



16 Rhos Manor
Penrhyn Avenue
Rhos on Sea
LL28 4PN

Two Bedroom Ground Floor Retirement Apartment With Private Patio Situated In The Heart Of Rhos on Sea In a Well Managed Development For The Over 55's

Description

This two bedroom ground floor retirement apartment is situated in the well managed & maintained Rhos Manor development for the over 55's. Located in the heart of Rhos on Sea. Steps away from the local shops, bus stop, cafes, promenade & beach. Benefitting from an on-site house manager, secure communal entrance, lift & stairs to all floors, careline pull-cord system in all apartments, communal lounge, laundry room & guest suite. All set within beautiful communal gardens. Apartment 16 also has the benefit of its own private patio seating area. The apartment comprises of:- Hallway with good sized mirrored built-in storage, light & spacious lounge/diner opening into the kitchen. Sliding doors out onto the private patio seating area, two double bedrooms, one with a range of fitted wardrobes and ensuite bathroom and separate shower room located in the hall. The apartment has UPVC double glazing and electric storage heaters throughout.

- ✓ TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT
- ✓ PRIVATE PATIO SEATING AREA
- ✓ SET WITHIN THE WELL MANAGED & MAINTAINED RHOS MANOR DEVELOPMENT FOR THE OVER 55'S
- ✓ SECURE COMMUNAL ENTRANCE
- ✓ CARELINE PULL-CORD SYSTEM IN ALL APARTMENTS
- ✓ LIFT & STAIRS TO ALL FLOORS
- ✓ COMMUNAL LOUNGE, LAUNDRY ROOM & GUEST SUITE
- ✓ SET WITHIN BEAUTIFUL COMMUNAL GARDENS
- ✓ SITUATED IN THE HEART OF RHOS ON SEA- STEPS AWAY FROM LOCAL SHOPS, BUS STOP, CAFES, PROMENADE & BEACH
- ✓ NO CHAIN

Lounge/Diner

24'8" x 10'3" (7.52m x 3.11m) Maximum



Kitchen

6'10" x 7'0" (2.09m x 2.12m)

Shower Room

7'0" x 6'4" (2.12m x 1.92m)

Bedroom One

13'9" x 8'11" (4.19m x 2.70m)



Ensuite

8'0" x 6'4" (2.43m x 1.92m)



Bedroom Two

13'9" x 6'4" (4.19m x 1.92m)

Location

Rhos on Sea is a very popular seaside resort famous for its shops and amenities. It is located between the larger resorts of Colwyn Bay and Llandudno and is also close to the A55 dual carriageway for easy access to Chester and the motorways beyond.

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.

NB The Apartment is leasehold on a 125 year lease from 1991

£3446.85 service charge per annum
£232 building insurance per annum
£135 ground rent per annum

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

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

Current Energy Performance Rating Band C

2 Bedroom Retirement Apartment

16 Rhos Manor
Penrhyn Avenue
Rhos On Sea
LL28 4PN

£129,950
Reduced From £147,500
NO CHAIN

Reference Number:RP4069
12/08/25
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: rhos@fletcherpoole.com
web: www.fletcherpoole.com

