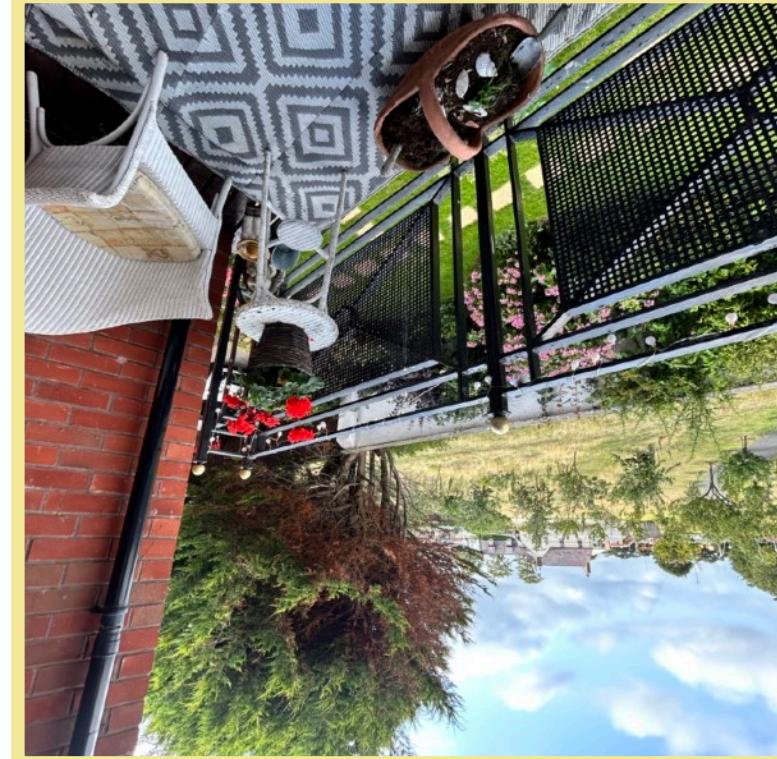


We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
Please contact us before viewing the property, if there is any point of particular importance to you we will be pleased to provide additional information or to make further arrangements.
We strongly recommend that all the information which we provide about the property is 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.
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.

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Apt. 27, Rhos Manor
Penrhyn Avenue
Rhos on Sea
LL28 4PN

Recently Refurbished Two Bedroom First Floor Retirement Apartment With Two Balconies Situated In The Heart Of Rhos on Sea In A well Managed Development For The Over 55's

Description.

This two bedroom first floor retirement apartment is situated in the heart of Rhos on Sea. Steps away from the local shops, bus stop, cafes, promenade & beach. Rhos Manor is a well managed & maintained development for the over 55's. Benefiting 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 and guest suite. All set within beautiful communal gardens.

Apartment 27 has recently been refurbished to a high standard to include:-Contemporary fitted kitchen with under unit fridge and freezer and granite worktops, modern tiled bathroom with overhead electric shower and "Karndean" flooring throughout the hall, lounge/diner with electric wall mounted fire & bathroom.

The apartment comprises of:- Hallway with good sized, mirrored built-in storage, light and spacious lounge/diner opening into the kitchen, two double bedrooms and bathroom. The apartment benefits from two good-sized balconies-one off the lounge/diner and the other off bedroom one. Both overlooking the park with far reaching views of the sea. With UPVC double glazed windows and electric storage heaters throughout.

- ✓ TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT
- ✓ 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 THE LOCAL SHOPS, CAFES, BUS STOP, PROMENADE & BEACH
- ✓ NO CHAIN

Lounge/Diner

7.64m x 4.27m (25'1" x 14'0")



Kitchen

2.24m x 2.13m (7'4" x 7'0")

Bathroom

2.44m x 1.96m (8'0" x 6'5")



Bedroom One

4.51m x 2.69m (14'10" x 8'10")



Bedroom Two

4.51m x 1.90m (14'10" x 6'3")

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

Energy Performance Rating Band C

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.

**2 Bedroom
First Floor
Apartment**

**Apt.27, Rhos Manor
Penrhyn Avenue
Rhos on Sea
LL28 4PN**

£159,950
Reference Number:RP4065
8/08/25

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: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com

