

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

Please strongly recommend that all the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements of representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation 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.

[www.fletcherpool.com](http://www.fletcherpool.com)

F&P Fletcher Pool



Apt. 49, Rhos Manor  
Penrhyn Avenue  
Rhos on Sea  
LL28 4PN

# Well Presented One Bedroom Third Floor Retirement Apartment Situated In The Heart Of Rhos on Sea Village

## Description.

This well presented one bedroom third floor retirement apartment is situated in the heart of Rhos on Sea. Next to the local shops, cafes, bus stop and other amenities and walking distance to the promenade & beach.

Rhos Manor is a well managed and maintained development for the over 55's.

Benefiting from an on-site manager, secure communal entrance, lift & stairs to all floors, careline pullcord system, communal lounge, laundry room, guest suite and beautiful communal gardens.

The apartment comprises of:-

Hallway with good sized built in storage, light and spacious lounge/diner, kitchen, double bedroom and a modern shower room.

UPVC double glazing and electric storage heaters throughout.

- ✓ ONE BEDROOM THIRD FLOOR RETIREMENT APARTMENT
- ✓ WITHIN THE WELL MANAGED & MAINTAINED RHOS MANOR DEVELOPMENT FOR THE OVER 55'S
- ✓ COMMUNAL LOUNGE, LAUNDRY ROOM, GUEST SUITE & GARDENS
- ✓ SECURE COMMUNAL ENTRANCE
- ✓ LIFT & STAIRS TO ALL FLOORS
- ✓ SITUATED IN THE HEART OF RHOS ON SEA
- ✓ NO CHAIN

## Lounge/Diner

5.92m x 3.14m (19'5" x 10'4")



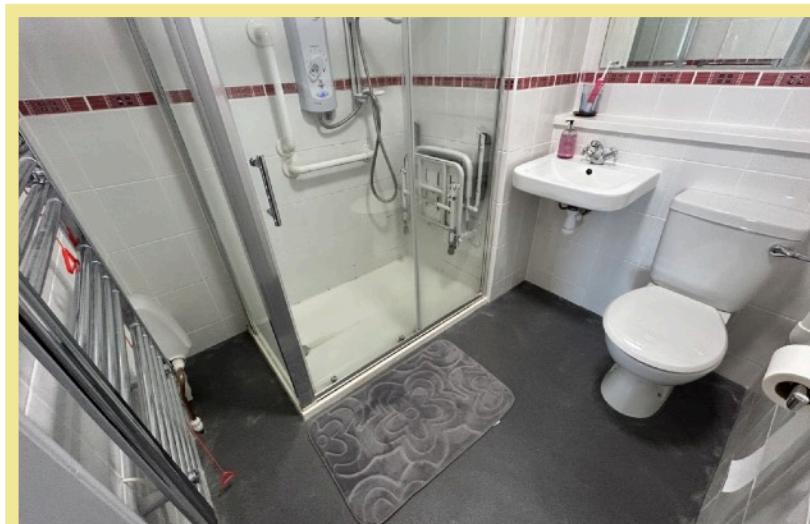
## Kitchen

2.12m x 2.13m (6'11" x 7'0")



## Shower Room

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



## Bedroom

4.22m x 2.70m (13'10" x 8'11")



## 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](http://www.voa.gov.uk))

Energy Performance Rating Band C

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  
Third Floor  
Apartment

Apt.49, Rhos Manor  
Penrhyn Avenue  
Rhos on Sea  
LL28 4PN

**£99,950**

Reference Number:RP3922  
7/04/25

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](http://www.fletcherpoole.com)

