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www.fletcherpoole.com



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. Benefitting 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)

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

