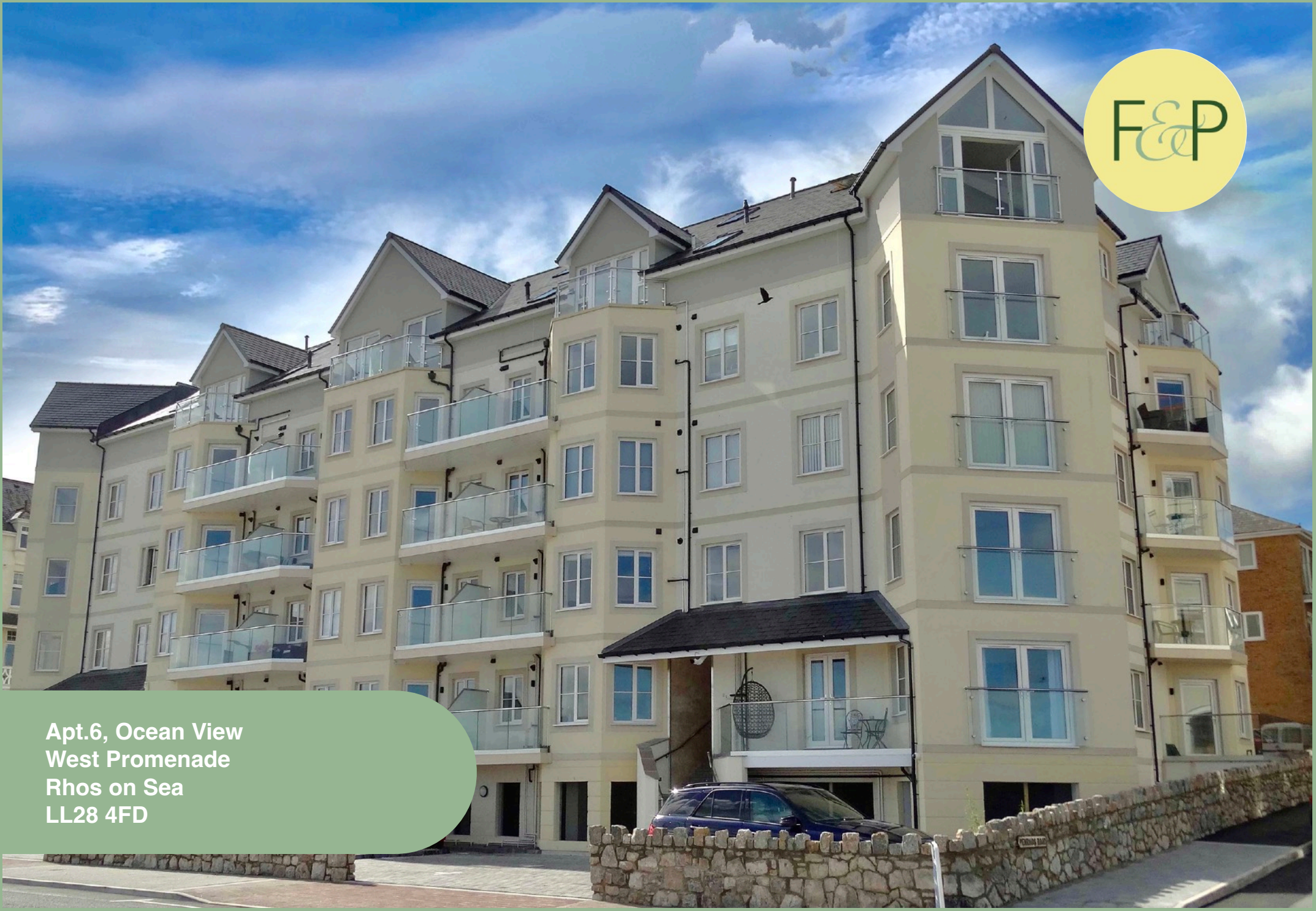


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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 traveling some distance to view the property.

www.fletcherpoole.com



Apt.6, Ocean View  
West Promenade  
Rhos on Sea  
LL28 4FD



# Immaculate One Bedroom Ground Floor Apartment With Uninterrupted Sea & Coastline Views

## Description

This immaculate one bedroom ground floor apartment is part of Ocean View; beautifully maintained, directly on the seafront and close to the amenities of Rhos on Sea. The property benefits from uninterrupted sea and coastline views from the open plan lounge/kitchen/diner, bedroom and the balcony. There is a secure communal entrance with the option of a level entrance at the rear of the building. The accommodation comprises of hallway with built in storage, beautiful open plan lounge/kitchen/diner with integrated appliances in the kitchen and access to the balcony off the lounge area, a double bedroom with fitted wardrobes and good size bathroom. There is gas central heating and UPVC double glazing. Outside to the front of the apartment there is an allocated parking space.

- ✓ ONE BEDROOM GROUND FLOOR APARTMENT
- ✓ ENJOYS UNINTERRUPTED SEA & COASTLINE VIEWS
- ✓ OPEN PLAN LOUNGE/KITCHEN/ DINER WITH ACCESS ONTO A BALCONY
- ✓ ALLOCATED PARKING
- ✓ NO CHAIN

## Lounge/Diner

6.55m x 3.19m (21'6" x 10'6")



## Kitchen

2.93m x 2.09m (9'8" x 6'10")



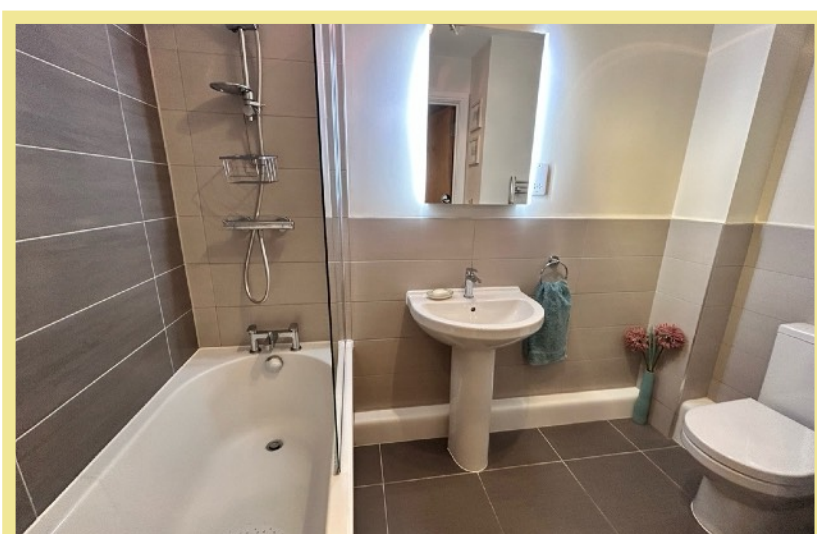
## Bedroom

4.27m x 2.56m (14'0" x 8'5") Maximum



## Bathroom

2.58m x 1.60m (8'6" x 5'3")



## 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 towards the promenade, turn right onto the promenade, Ocean View Apartments can be found on the right.

Council Tax Band: "C" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Performance Rating Band B

NB. The apartment is leasehold on a 999 year lease from January 2015

Maintenance charge of £966 per annum and ground rent of £198 per annum

1 Bedroom  
Ground Floor  
Apartment  
Apt.6, Ocean View  
West Promenade  
Rhos on Sea  
LL28 4FD

**£179,950**

Reduced From £215,000  
**NO CHAIN**

Reference Number:RP3382  
22/09/2023

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:  
[rhosonseafletcherpoole.com](mailto:rhosonseafletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		