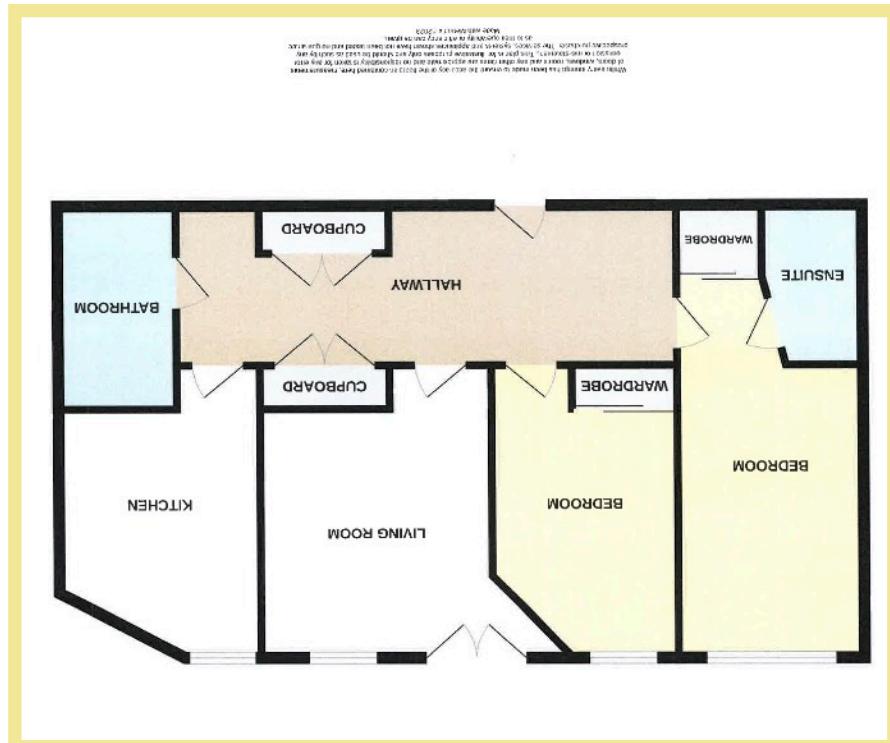


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# Two Bedroom Third Floor Retirement Apartment Situated In The Centre Of Rhos On Sea Village

## Description

This light and spacious two bedroom third floor retirement apartment is part of Adlington House, a well maintained development situated in the centre of Rhos on Sea village. This particular apartment benefits from a balcony that over looks the village and with distant sea views. The apartment accommodation comprises of large hallway with built in storage and the capacity in one to house a washing machine, large lounge with access onto the balcony and a good size kitchen/diner with dishwasher, cooker and microwave, two double bedrooms with one benefitting from an ensuite wet room with shower, large modern bathroom and kitchen.

Adlington House offers independent, secure living with the option of 24 hour on site care and support if required. The management team and residents organise events and excursions, there is also an on site bistro, guest suite, hairdressing salon, quiet lounge, assisted bathroom, library, IT suite, communal lounge, gym and patio. There is also a cleaning, washing, ironing, decorating and general apartment maintenance service available. Security visual link entry system and a lift to all floors, personal pendant alarm with dual link to the management care team, smoke and heat detectors and communal fire alarm.

- ✓ TWO BEDROOM THIRD FLOOR RETIREMENT APARTMENT
- ✓ LIGHT & SPACIOUS ACCOMMODATION WITH BALCONY & BEAUTIFUL VIEWS
- ✓ SITUATED IN THE CENTRE OF RHOS ON SEA VILLAGE
- ✓ PART OF A WELL MAINTAINED COMPLEX
- ✓ NO CHAIN



## Lounge

6.16m x 3.82m (20'3" x 12'7")



## Kitchen

5.18m x 3.57m (17'0" x 11'9")



## Bedroom One

6.37m x 4.30m (20'11" x 14'1")

## Ensuite Wet Room

2.67m x 1.84m (8'9" x 6'1")

## Bedroom Two

5.03m x 3.03m (16'6" x 9'11")



## Bathroom

2.58m x 1.90m (8'6" x 6'3")

## Location

The property is located in the popular coastal resort of Rhos On Sea with its wealth of local shops and other facilities. The larger resorts of Llandudno and Colwyn Bay are approximately 3 miles and one mile respectively and it is conveniently located for easy access to the A55 dual carriageway for Chester 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 onto Colwyn Avenue, at the T Junction turn onto Abbey Road where Adlington House can be located on the corner.

N.B Leasehold property of 125 years from 2009  
Mandatory service charge of £64.13 per week which includes water rates and mandatory well being charge of £73.50 per week. Further care services are available at a cost. On resale there are administration charges and a contingency fund contribution.

Management Company: MHA (Methodist Homes)  
Mobility scooter shed subject to availability

2 Bedroom  
Third Floor  
Retirement  
Apartment

**44 Adlington House  
Abbey Road  
Rhos on Sea  
LL28 4PU**  
**£249,950**  
**NO CHAIN**

Reference Number: RP3341

17/08/23

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



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

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