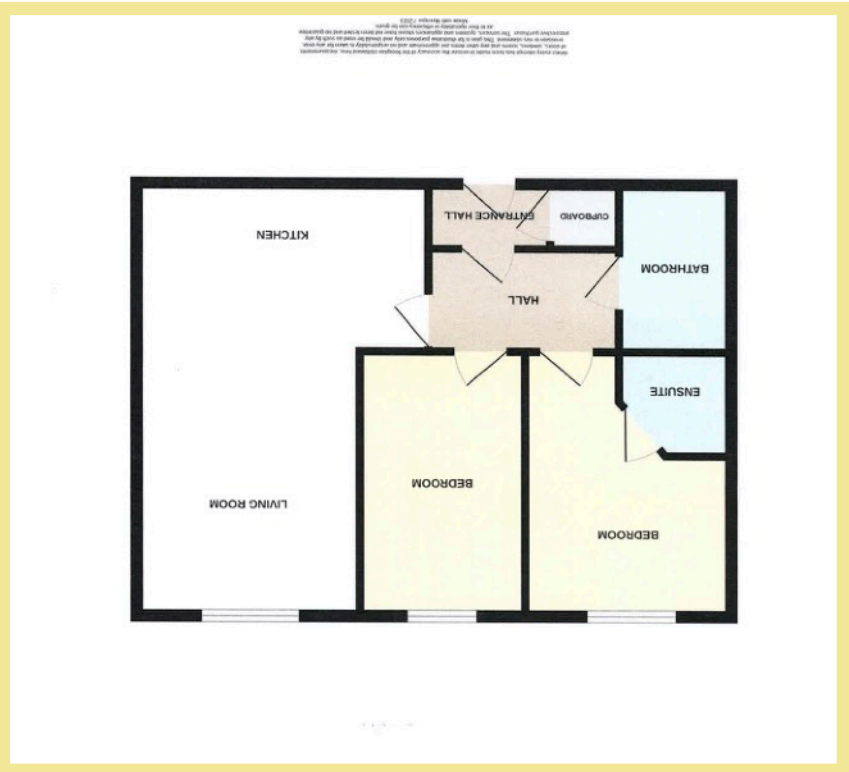
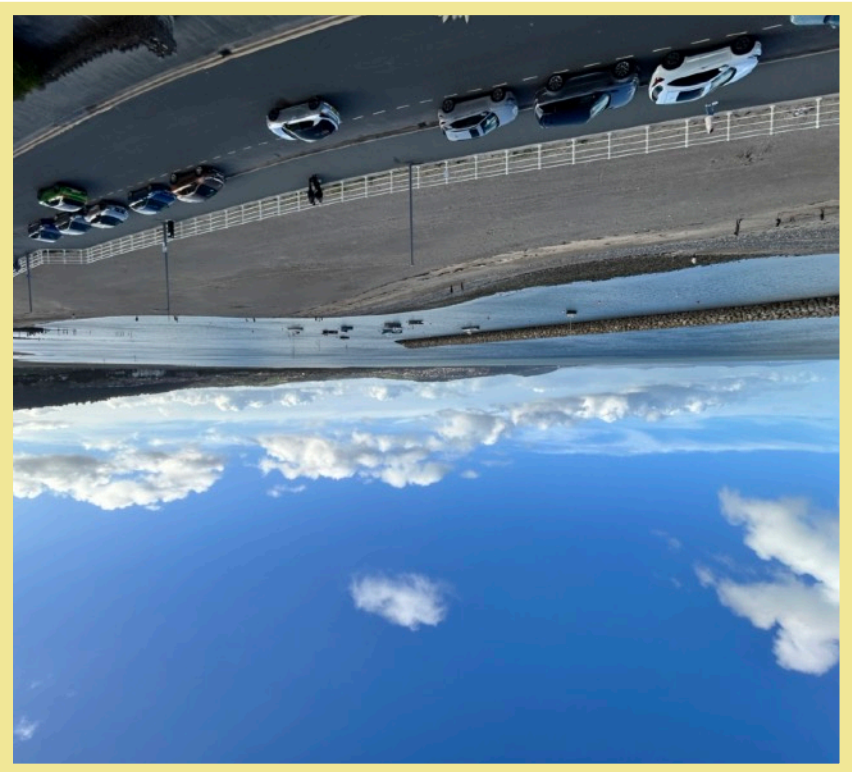


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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 travelling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole



Apt.31, St Trillo's Court
Rhos Promenade
Rhos on Sea
LL28 4PY

Two Bedroom Penthouse Apartment With Stunning Sea Views, Situated In The Heart Of Rhos on Sea With Allocated Off Road Parking & Garage

Description

This well presented two bedroom penthouse apartment has stunning coastal views over the harbour & bay from the lounge and both bedrooms. Situated in the heart of Rhos on Sea-steps away from the local shops, cafes, promenade & beach. Part of the well managed & maintained development of St Trillos Court with a secure communal entrance and lift & stairs to all floors. The apartment benefits from an allocated off-road parking space, good size garage, UPVC double glazed windows and electric central heating. The accommodation comprises of:- Hallway with storage cupboard, light & spacious lounge/kitchen/diner, master bedroom with en-suite shower room, 2nd double bedroom and bathroom. Viewing is highly recommended to appreciate this apartment's central, convenient location and stunning coastal views.

- ✓ TWO BEDROOM PENTHOUSE APARTMENT
- ✓ STUNNING COASTAL VIEWS FROM THE LOUNGE & BOTH BEDROOMS
- ✓ GOOD SIZE GARAGE
- ✓ ALLOCATED OFF-ROAD PARKING SPACE
- ✓ SITUATED IN THE HEART OF RHOS ON SEA-STEPS AWAY FROM THE LOCAL SHOPS,CAFES,PROMENADE & BEACH
- ✓ NO CHAIN

Lounge/Kitchen/Diner

7.55m x 4.49m (24'9" x 14'9")



Master Bedroom

3.96m x 3.23m (13'0" x 10'7")



Ensuite

1.91m x 1.43m (6'3" x 4'9")



Bedroom Two

4.26m x 3.05m (14'0" x 10'0")

Bathroom

2.49m x 2.08m (8'2" x 6'10")

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 right towards the Promenade, left onto the Promenade where St Trillo's Court can be found after a short distance on the left.

Council Tax Band: "E" (provided on www.voa.gov.uk)
Energy Performance Rating Band C

NB The Apartment is leasehold on a 999 year lease from July 11th 2003

Maintenance charge is £1927 per annum

2 Bedroom
Penthouse
Apartment
Apt.31, St Trillo's
Court
Rhos Promenade
Rhos on Sea
LL28 4PY

£229,950

NO CHAIN

Reference Number:RP4139
30/10/25

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		