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F&P Fletcher Pool



Beautifully Presented Two Bedroom Ground floor Apartment Which Is Part Of A Well Maintained Development

Description

A beautifully presented two-bedroom ground floor apartment situated in a well-maintained development and close to the local amenities of Rhos on Sea Village and Llandudno. The property has been recently refurbished to include beautiful light Oak Herringbone flooring throughout, a new combination boiler, new fitted wardrobes in the main bedroom and redecorated throughout. The property benefits from UPVC double glazing and gas CH and viewing is highly recommended to appreciate the presentation throughout, spacious lounge and location. The Well-Planned accommodation has its own personal front door which comprises of hallway, light double aspect lounge, kitchen/diner, two bedrooms and a good size bathroom. Outside the property is set within well maintained landscaped gardens with access to an allocated parking space and visitor parking.

- ✓ BEAUTIFULLY PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ SITUATED IN A SOUGHT-AFTER LOCATION
- ✓ NEW HERRINGBONE FLOORING, COMBINATION BOILER AND REDECORATED THROUGHOUT
- ✓ WELL MAINTAINED DEVELOPMENT WITH ALLOCATED PARKING SPACE

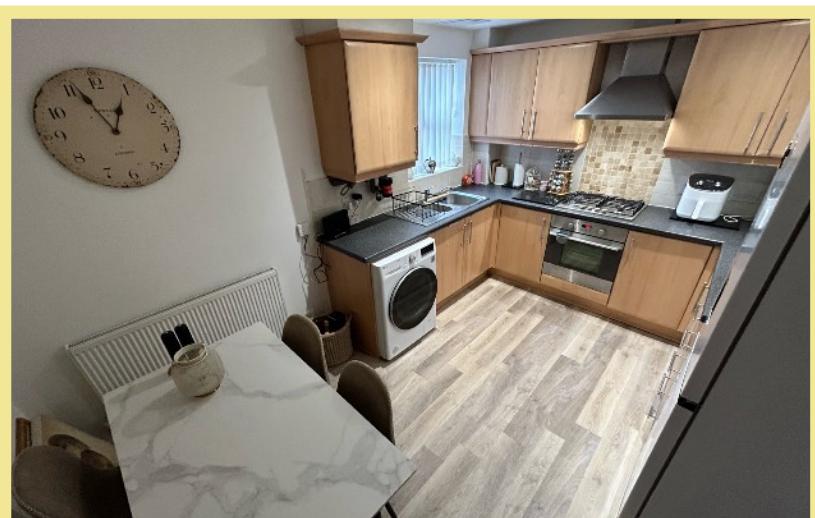
Lounge

4.28m x 4.25m (14'1" x 13'11") Maximum



Kitchen/Diner

3.99m x 2.84m (13'1" x 9'4")



Bedroom One

4.47m x 2.89m (14'8" x 9'6")



Bedroom Two

2.85m x 3.13m (9'4" x 10'3")

Bathroom

2.51m x 1.88m (8'3" x 6'2")



Location

Rhos on Sea is a very popular seaside resort famous for its shops and amenities. It is located between the larger resorts of Colwyn Bay and Llandudno and is also close to the A55 dual carriageway for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn left down Penrhyn Avenue, at the crossroads turn left onto Church Road, proceed to the T Junction turn left, left again onto The Orchard where No 5 can be found on the left.

Council Tax Band: "C" (provided on www.voa.gov.uk)

Energy Performance Rating Band "C"

NB Apartment is leasehold on a 150 year lease from 2007

Ground rent £150 per annum
Service charge £482 per annum
Buildings insurance £382.65 per annum

2 Bedroom Ground floor Apartment

Apt.5, The Orchard Rhos on Sea LL28 4ES

£159,950

Reference Number: RP3426
13/11/23

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: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com

