

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. 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 arrangements.

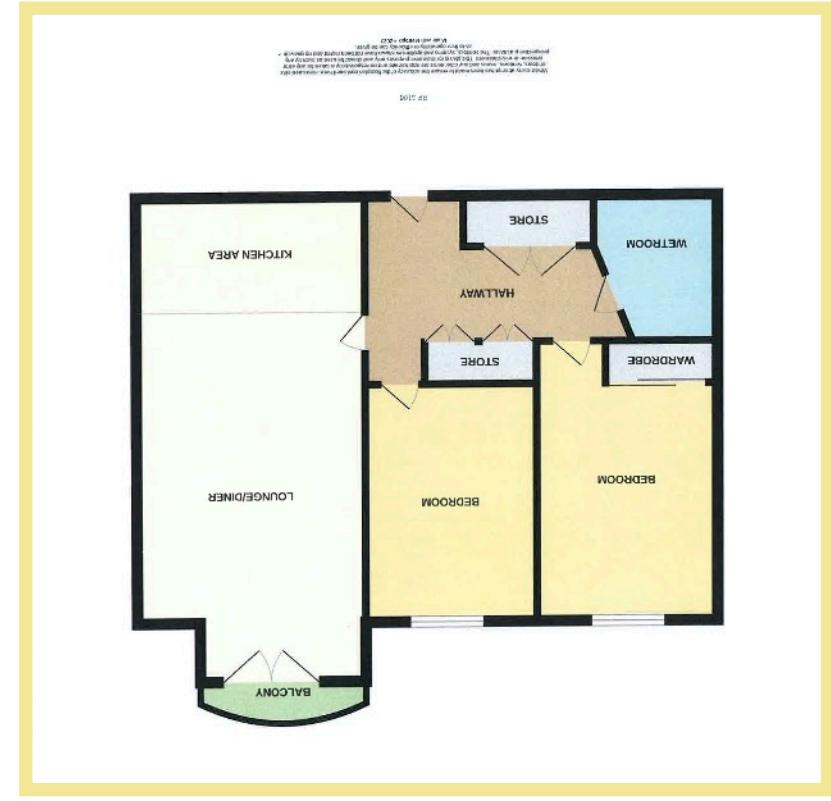
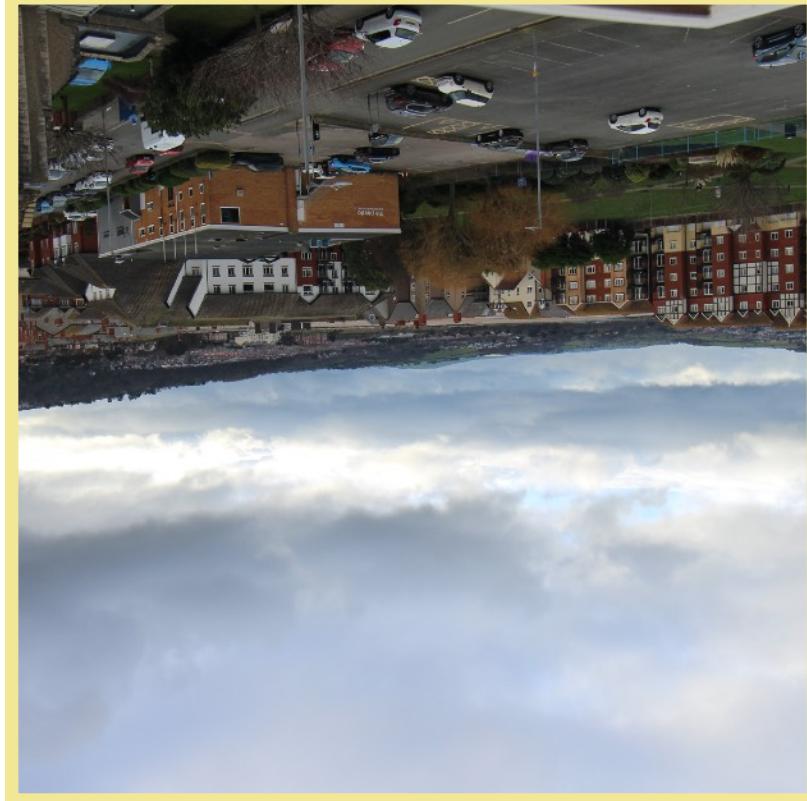
We strongly recommend that all the information which we provide about the property is verified by your self or your advisers.

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.

an offer of contract. The seller does not make any representation or warranty in relation to the property and we have no authority to do so on behalf of the seller.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements of representations of fact and they do not constitute any part of

[www.fletcherpool.com](http://www.fletcherpool.com)



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

## Description

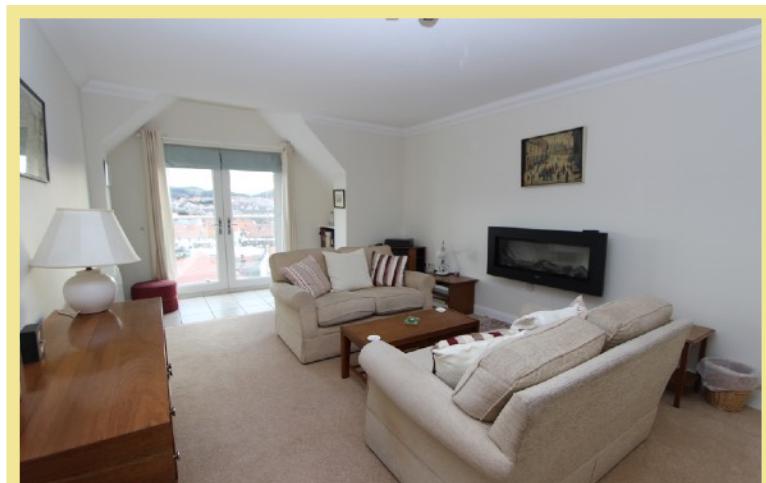
This light and spacious two bedroom fourth floor retirement apartment is part of Adlington House, a well maintained development situated in the centre of Rhos on Sea village. This particular apartment benefits from a balcony that over looks the village and with distant sea views. The apartment accommodation comprises of large hallway with built in storage and the capacity in one to accommodate a washing machine, open plan lounge/kitchen/diner with access onto the balcony, two double bedrooms and a modern contemporary wet room.

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 FOURTH FLOOR RETIREMENT APARTMENT
- ✓ LIGHT & SPACIOUS ACCOMMODATION WITH BALCONY & DISTANT SEA VIEWS
- ✓ SITUATED IN THE CENTRE OF RHOS ON SEA VILLAGE
- ✓ PART OF A BEAUTIFULLY MAINTAINED COMPLEX
- ✓ NO CHAIN

## Lounge/Kitchen/Diner

8.16m x 3.61m (26'9" x 11'10")



## Bedroom One

4.55m x 2.91m (14'11" x 9'7")



## Hallway

3.70m x 2.47m (12'2" x 8'1")

## Bedroom Two

3.80m x 2.73m (12'6" x 9'0")



## Wet Room

2.33m x 1.74m (7'8" x 5'9")



## 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 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 £46.14 per week which includes water rates and mandatory well-being charge of £56.69 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

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

2 Bedroom  
Fourth Floor  
Retirement  
Apartment

52 Adlington House

Abbey Road

Rhos on Sea

LL28 4PU

**£179,950**

**NO CHAIN**

Reference Number: RP3106  
8/02/23

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)

