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



Apt.11, Cranford Court  
Abbey Road  
Rhos On Sea  
LL28 4PA



# Spacious Two Bedroom Second Floor Apartment Situated Close To The Local Amenities

## Description

This spacious two bedroom 2nd floor apartment is situated walking distance from the promenade & beach and a short distance further to the local shops, cafes & other amenities in Rhos on Sea. A short drive from both Llandudno & Colwyn Bay. The apartment comprises of:- Secure communal front door, stairs to the 2nd floor apartment, Hallway with storage cupboard, large lounge/diner which could either be situated with access to the balcony with views over Bryn Euryn Nature Reserve or at the front with far reaching sea views. 2nd double bedroom and a bathroom. The apartment benefits from UPVC double glazed windows and gas central heating throughout. Viewing is recommended to appreciate the spacious layout and convenient location..

- ✓ SPACIOUS TWO BEDROOM 2ND FLOOR APARTMENT
- ✓ SITUATED WITHIN WALKING DISTANCE OF THE PROMENADE & BEACH
- ✓ CLOSE TO THE LOCAL SHOPS & OTHER AMENITIES IN RHOS ON SEA
- ✓ BALCONY WITH HILLSIDE VIEWS
- ✓ FAR REACHING SEA VIEWS FROM THE FRONT ASPECT
- ✓ NO CHAIN

## Hallway

2.85m x 2.08m (9’4” x 6’10”)

## Lounge/Diner

5.68m x 3.70m (18’8” x 12’



## Kitchen

3.65m x 2.22m (12’0” x 7’4”)



## Balcony

4.09m x 1.63m (13’5” x 5’4”)

## Bedroom One

5.74m x 3.70m (18’10” x 12’2”)



## Bedroom Two

3.48m x 3.23m (11’5” x 10’7”)

## Bathroom

2.08m x 2.56m (6’10” x 8’5”)



## 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 which are 1 mile and 3 miles respectively 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, take the first right turn onto Colwyn Avenue, at the “T” Junction turn left onto Abbey Road where Cranford Court can be found on the left.

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

Energy Performance Rating Band D

NB:-THE APARTMENT IS LEASEHOLD-ON A 999 YEAR LEASE FROM 1975

MAINTENANCE FEE IS £1647 P/A

3 Bedroom  
Second Floor  
Apartment

Apt 11, Cranford  
Court  
Abbey Road  
Rhos On Sea  
LL28 4PA

£129,950

Reference Number:RP4171

17/12/25  
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](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	59 D	63 D
39-54	E		
21-38	F		
1-20	G		