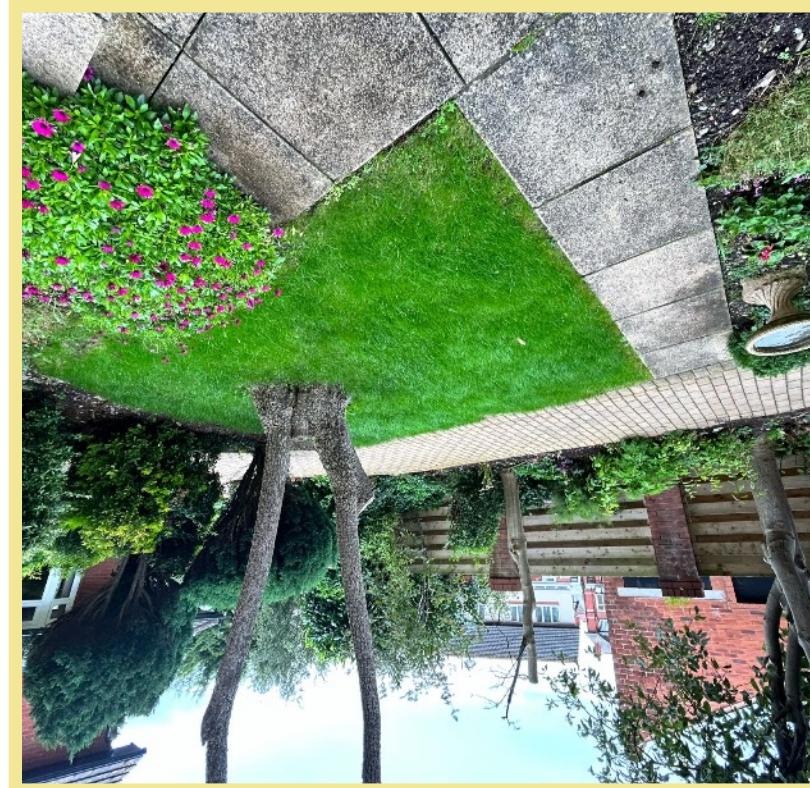
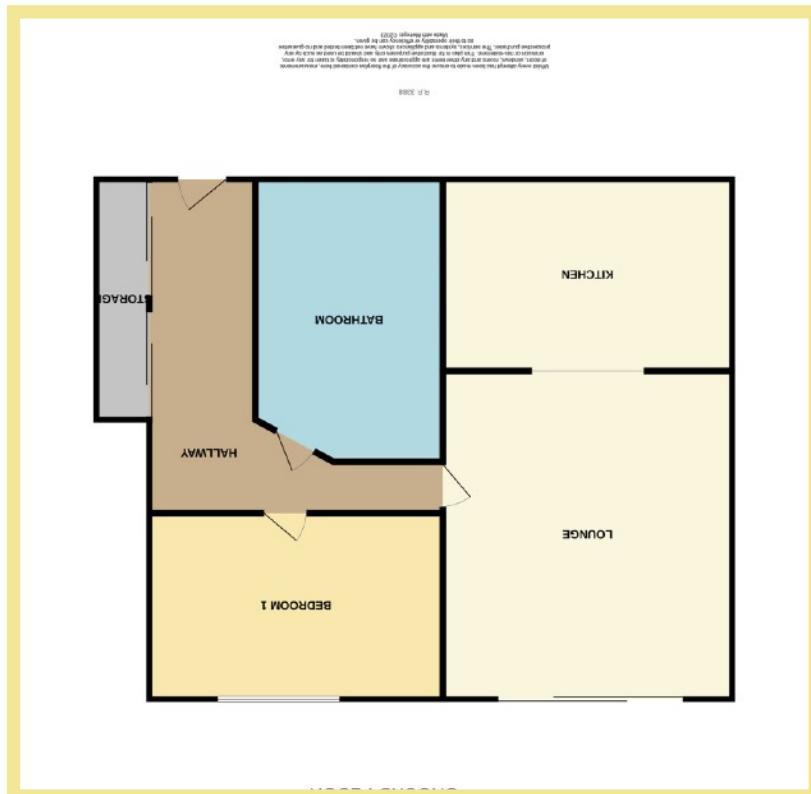


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15 Rhos Manor  
Penrhyn Avenue  
Rhos on Sea  
LL28 4PN



# Well Presented One Bedroom Ground Floor Retirement Apartment Situated In The Centre Of Rhos on Sea

## Description

This well presented and well maintained one bedroom first floor retirement apartment is part of Rhos Manor. Situated in the centre of Rhos on Sea and close to the promenade. Rhos Manor is for over 55's and has an on site manager, careline pull cord system and lift to all floors, communal lounge and laundry, guest suite and well-maintained communal gardens. The apartment comprises of entrance hallway, mirrored storage cupboard, double bedroom, modern shower room, kitchen and large lounge with sliding doors out onto private garden area. Viewing is highly recommended to appreciate the spacious layout and convenient location.

✓ WELL PRESENTED ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT

✓ PART OF A WELL-MAINTAINED DEVELOPMENT

✓ SITUATED IN THE CENTRE OF RHOS ON SEA

✓ NO CHAIN

## Lounge

19'9" x 10'9" (6.03m x 3.28m)



## Kitchen

7'11" x 7'6" (2.41m x 2.28m)



## Bedroom

13'9" x 10'2" (4.19m x 3.10m)



## Shower Room

7'10" x 6'7" (2.39m x 2.01m)



## Outside

Communal gardens.

## 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, take the first right turn where Rhos Manor can be found on the corner.

NB The Apartment is leasehold on a 125 year lease from 1991

£2,377.80 maintenance charge per annum  
£194 building insurance per annum  
£135 ground rent per annum

Includes water costs, lift, gardening, outside maintenance, decorating and cleaning of public spaces.

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

1 Bedroom Retirement Apartment

15 Rhos Manor  
Penrhyn Avenue  
Rhos On Sea  
LL28 4PN

**£99,950**

**NO CHAIN**

Reference Number: RP3388  
5/10/23  
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)

