

**Bryan Davies
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AUCTIONEERS
●
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27 Adlington House, Abbey Road, Rhos On Sea, Colwyn Bay, LL28 4PU



£140,000

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www.bdahomesales.co.uk

A MODERN SPACIOUS TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT OVERLOOKING THE SIDE OF THE DEVELOPMENT, FORMING PART OF A DEVELOPMENT OF SECURE PRIVATE RETIREMENT (OVER 55s) APARTMENTS CLOSE TO RHOS-ON-SEA PROMENADE AND LOCAL AMENITIES.

Adlington House offers independent living and the added peace of mind that 24-hour on site Care and Support is available when needed, together with the recreational and social benefits of a waitress service bistro and communal areas.

Front aspect pathway leads to automatic entrance door, intercom/security entry system, inner secure door, access into communal entrance with reception area, Methodist Homes for the Aged office (on site, 24 hours a day, 7 days a week); there are stairway and lift facilities to the upper floors.

WE HAVE NOT TESTED THE SYSTEM, THE BOILER OR ANY APPLIANCES

The accommodation comprises:

APARTMENT DOOR TO THE:

ENTRANCE HALL

Video intercom system and security alarm, double door storage room with hot water system and shelving, plumbing for an automatic washing machine.

LOUNGE/DINING AREA 22'4 x 11' maximum (6.81m x 3.35m maximum)



Wall mounted electric fire, storage heater.



Double open doors to the:

JULIET BALCONY

Overlooking the side of the development.

VIEW



VIEW



KITCHEN AREA 7' x 7' (2.13m x 2.13m)



Range of wall, base and drawer units with brushed steel handles, complementary worktops surfaces, built in oven and microwave, four ring electric hob and cooker hood, slimline dishwasher, fridge and freezer, upvc double glazed window.

PRINCIPAL BEDROOM 14' x 9'6 (4.27m x 2.90m)



Includes built in wardrobes, electric heater, upvc double glazed window.

BEDROOM 2 14' x 9'8 (4.27m x 2.95m)



Built in wardrobes, electric heater.

FULLY TILED WET ROOM



Walk-in shower facility, pedestal wash hand basin and low flush w.c., ladder style radiator, shaver point, mirrored cabinet, downlighters, extractor fan.

OUTSIDE

COMMUNAL GARDEN

Maintained by the Management Company.

COMMUNAL PARKING

Not allocated.

ADLINGTON HOUSE

Adlington House - Is a development of 51 apartments offering electric throughout, fully insulated, energy efficient, UPVC double glazing throughout and an abundance of safety and security features. Communal areas include Lounge, Bistro, Guest Suite, Library and IT Suite, Hairdressing Salon, Exercise Room, off road parking spaces (not allocated) + landscaped gardens. In partnership with MHA (Methodist Homes for the Aged) who provide the professional on site 24-hour Care, Support and Well-Being (subject to charges) as well as full management of the development. Situated in a lovely quiet area yet only a short walk from the centre of Rhos Village, sea front promenade and access onto the A55 expressway.

COMMUNAL LOUNGE



EXIT FEE

An exit fee is payable and should be checked with Adlington House.

All Charges/Payments Applicable To Apartment 27 should Be Confirmed By Your Legal Advisor.

EMERGENCY CARE LINE

An active land line is required for the emergency care line and is the responsibility of the owner.

COUNCIL TAX BAND

Is E - obtained from www.conwy.gov.uk

BISTRO



OUTSIDE DINING AREA



TENURE

Leasehold, 125 years commencing 2009. Leasehold tenure to be confirmed by your legal advisor.

SERVICE AND WELL BEING CHARGE

The service fee for a two bedroom apartment from 1st April 2024 is £278.68 per month (including water rates, but excluding council tax) plus a mandatory wellbeing charge of £319.39 per month (minimum). Further costs will be dependant on the Care facilities required by the owner. A copy of the 'Key Facts for Leaseholders 2024/2025' is available in our office.

Second Floor

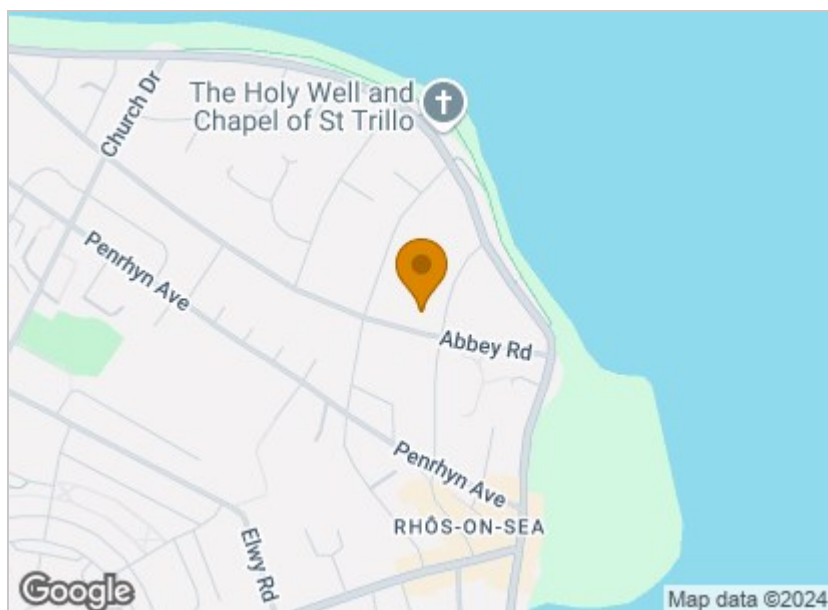
Approx. 71.4 sq. metres (768.6 sq. feet)

27 Adlington House,
Rhos on Sea
LL28 4PU

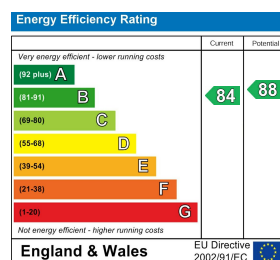


For illustration purposes only. Not to Scale.

Area Map



Energy Efficiency Graph



Directions

Adlington House is centrally located in Rhos-On-Sea convenient for the local shops, promenade, sporting amenities and bus services. From the Co-Op in Rhos-On-Sea proceed up Colwyn Avenue to the top and Adlington House can be seen in front of you. A468 06/06/24 Rev 21/08/24

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: llandudno@bdahomesales.co.uk

Llandudno Office Opening Hours - Monday to Friday: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

