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## 45 Adlington House, Abbey Road, Rhos On Sea, Colwyn Bay, LL28 4PU



£278,000

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[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)

An Immaculately Presented Modern Three Bedroom Third Floor Retirement Apartment with a Juliet balcony and side sea view, forming part of a development of secure private retirement (over 55's) 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.

The accommodation comprises:

APARTMENT DOOR TO THE:

SPACIOUS RECEPTION HALL



Video intercom, 'Fischer' electric heater, loft hatch access.



UTILITY CUPBOARD

Housing automatic washing machine and shelving, 'Fischer' hot water cylinder.

LOUNGE-DINING ROOM 23'3" x 10'3" (7.11m x 3.13m)

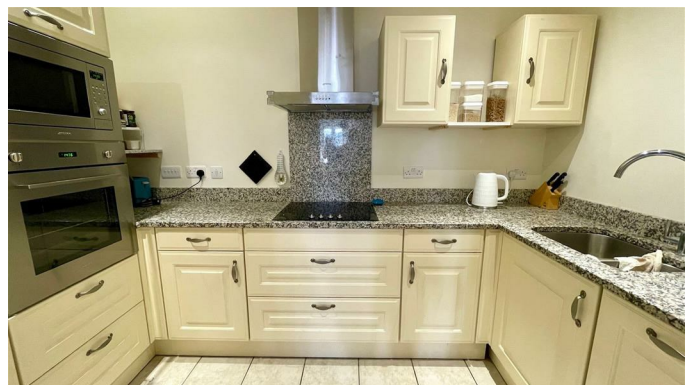


Widening to 4.74m (23'4" x 10'3" widening to 15'7")  
Upvc double glazed bay window with side sea view, electric heater. marble fire surround with inset electric fire, built in T.V.



Doors to the:-

KITCHEN 10'3" x 5'11" (3.13 x 1.82)



Range of wall, base and drawer units with marble worktop surfaces and splashbacks, 1½ bowl stainless steel sink with mixer tap, built-in 'Smeg' oven and integral 'Smeg' microwave in housing unit, 'Smeg' electric hob with stainless steel chimney style extractor hood, integral dishwasher and fridge freezer, downlighters, tiled floor.

PRINCIPAL BEDROOM 21'10" x 11'5" maximum (6.68 x 3.48 maximum)



Built-in mirrored door wardrobes, 'Fischer' electric heater, upvc double glazed French doors to a Juliet balcony.

JULIET BALCONY



With side sea views.

EN-SUITE WET ROOM



Mains shower with glass screen, wall mounted wash hand basin and low flush w.c., non-slip flooring, mirrored bathroom cabinet with lighting, ladder style towel rail.

BEDROOM 2 14'9" x 8'9" (4.51 x 2.67)



Built-in wardrobes, 'Fischer' electric heater.

BEDROOM 3/STUDY 15'4" x 9'7" (4.68 x 2.94)



Narrowing to 1.69m (15'4" x 9'8" narrowing to 5'7") Range of built-in drawers, desk area and bookcases, built-in pull-down bed.

## FULLY TILED BATHROOM



'P' shaped bath with mains shower and glass shower screen, vanity wash hand basin and low flush w.c., downlighters, ladder style towel rail.

## OUTSIDE

### COMMUNAL GARDEN

Maintained by the Management Company.

### COMMUNAL PARKING

Not allocated.

## ADLINGTON HOUSE

Is a development of 51 apartments offering electric heating throughout the communal areas, 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) plus 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



## BISTRO



## OUTSIDE DINING AREA



## TENURE

The property is held on Leasehold tenure for a term of 125 years commencing 2009.

Leasehold tenure should be confirmed by your legal advisor.

## SERVICE & WELL BEING CHARGE

The service fee for Apartment 45 from 1st April 2024 is £308.07 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.

## EXIT FEE

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

All charges/payments applicable to Apartment 45 should be confirmed by your legal advisor.

## EMERGENCY CARE LINE

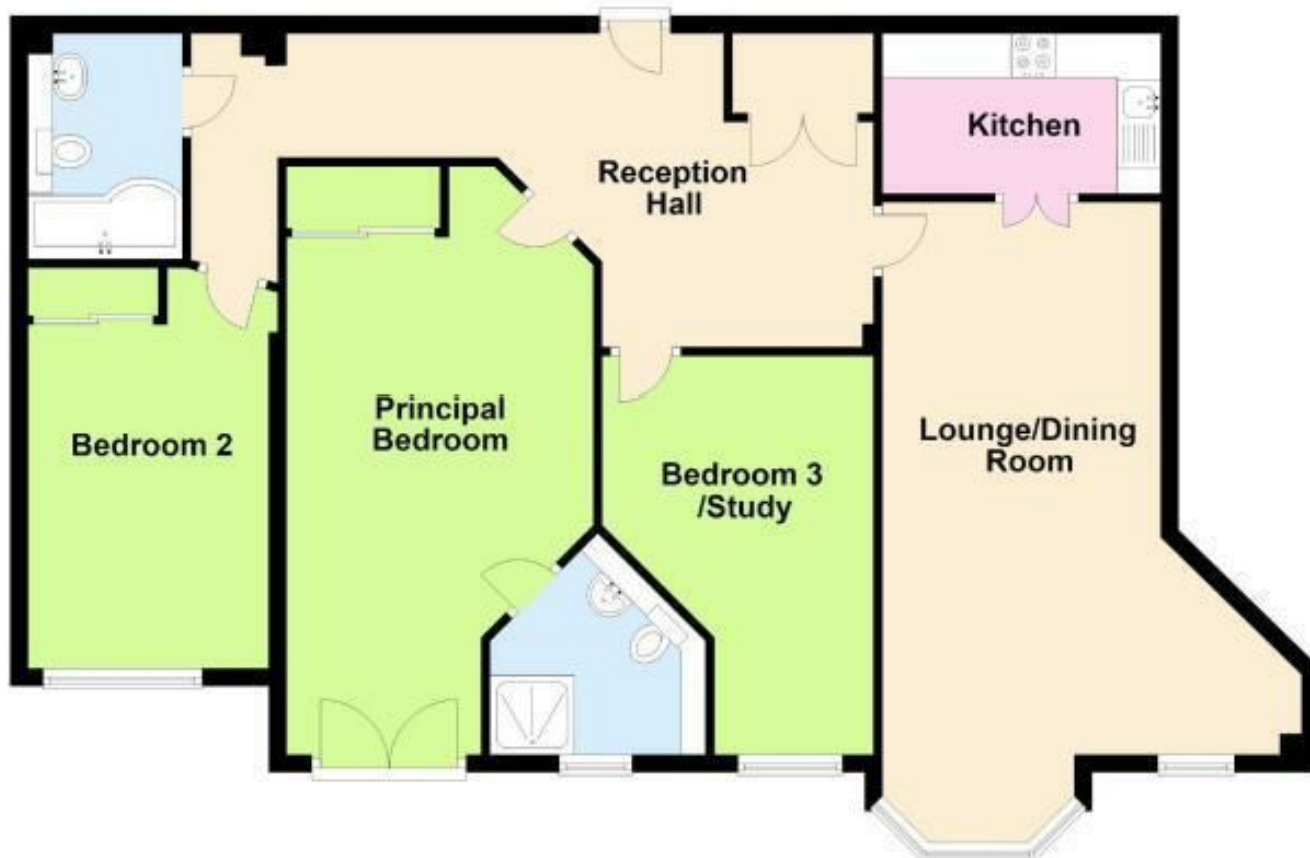
An active land line is required for the emergency care line and is the responsibility of the owner.

## COUNCIL TAX

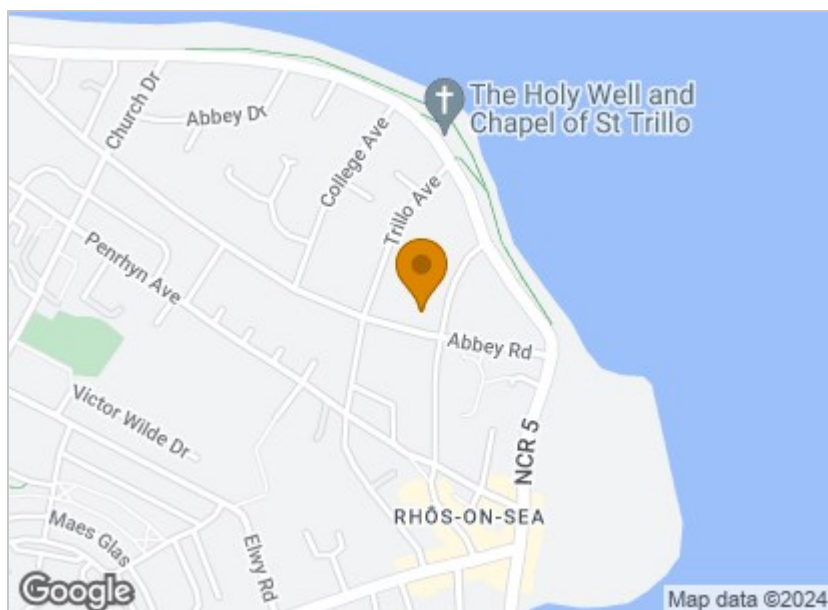
Council Tax Band is F - obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

## Third Floor

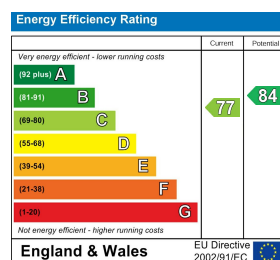
Approx. 106.0 sq. metres (1140.7 sq. feet)



### 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. A512 09/07/24

We will be pleased to arrange a viewing of this Home

01492 875125

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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.

