



Apt 1, Adlington House

Rhos on Sea LL28 4PU

£249,500

A beautifully presented ground floor corner apartment in an enviable central location within level walking distance of Rhos village centre and the promenade. Superb assisted living complex.

VIEWING HIGHLY RECOMMENDED

Self contained, spacious 2 bedroom ground floor apartment enjoying open aspect with french doors leading onto side garden and direct access to the outside.

Beautifully presented home with the benefit of electric heating, uPVC double glazed windows, en-suite master bedroom, guest bedroom, separate bathroom, lounge and dining kitchen. Fitted kitchen with granite worktops and integral appliances.

The perfect, safe and accessible retirement apartment in a highly sought after location close to all amenities. The complex itself has a restaurant, gym and hairdressing salon.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>



Location

Located within Rhos village centre close to the promenade and also within level walking distance of the local shops.

The Accommodation Affords:
(Approximate measurements only)

Communal Reception Area:
Direct access to Apartment 1 at ground floor level.

Reception Hall:
Intercom door release system.

Breakfast Kitchen:
11'1" x 7'10" (3.4m x 2.4m)
Fitted range of base and wall units with granite worktops; inset 1.5 bowl sink with mixer tap; integrated dishwasher; split level over and microwave; four plate ceramic 'SMEG' hob with extractor above and granite splashback; wall mounted glass shelving; integrated fridge freezer; uPVC double glazed window overlooking front of the property.

Lounge:
Feature fireplace with coal effect electric fire; TV point; radiator; telephone point; uPVC double glazed window overlooking front; corner french doors leading onto outside garden.



Bedroom 1:

14'9" x 11'10" (4.51m x 3.63m)

uPVC double glazed french doors leading onto side garden; wall mounted electric heater; built-in wardrobe with sliding mirror doors. Wet Room En-Suite with shower, pedestal wash hand basin; concealed cistern W.C; fully tiled walls; ladder style heated towel rail; wall mounted medicine cabinet with integrated mirror lighting.

Bedroom 2:

13'1" x 8'11" (4m x 2.74m)

UPVC double glazed window overlooking side; wall mounted electric heater.

Bathroom:

Three piece suite comprising walk-in bath with seating and door and shower above; vanity wash basin; concealed cistern W.C; fully tiled walls and floor; wall mounted medicine cabinet and mirror with inset lighting; ladder chrome heated towel rail.

L-Shaped Utility and Store Room:

Electric fuse box and wall mounted exchanger unit high pressure water system with tank and expansion vessel. Plumbing for automatic washing machine; range of shelving and storage space.

Proof Of Funds

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

Council Tax Band:

Conwy County Borough Council tax band 'E'

Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

Agents Notes

Monthly charges for this property are as follows: Service charge £278.68, Wellbeing charge £319.39, Water charge £13.17
The leasehold is 125 years from and including 1st January 2009



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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