



4 The Towers, Whitehall Road Rhos On Sea LL28 4ET £185,000

A Spacious Ground Floor Apartment in Prime Rhos-on-Sea Location – Just Moments from the Promenade

VIEWING HIGHLY RECOMMENDED

This generously proportioned ground floor apartment offers elegant and comfortable living in a highly convenient coastal setting. Located just a stone's throw from Rhos-on-Sea's picturesque promenade and within easy reach of the village centre, providing an excellent opportunity for retirement or those seeking level, low-maintenance living near the sea.

The apartment forms part of a beautifully maintained Victorian-style residence with classic bay-fronted architecture, attractive red brick detailing, well-tended communal gardens to the front and private courtyard to the rear. The property benefits from an allocated parking space and enjoys a bright, open aspect to the front.

The accommodation comprises: a welcoming entrance hall, large lounge with bay window and feature fireplace, separate dining room, fitted kitchen, two generous double bedrooms, and a shower room. Gas central heating and uPVC double glazing



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Location

Set within a short walk of shops, cafes, bus routes and other local amenities, the apartment offers both comfort and convenience in a well-regarded and attractive part of Rhos-on-Sea.

The Accommodation Affords:
(Approximate measurements only)

Ground Floor Communal Entrance
Doorway and private access to Apartment 4.

Reception Hall

Dado and picture rail, coved ceiling, double panel radiator, understairs storage cupboard housing electric meters and cloak hooks.

Lounge

13'6" x 14'3" (4.12m x 4.36m)

Double panel radiator, feature large uPVC double glazed bay walk in bay window to front enjoying open aspect and views, fireplace surround with coal effect gas fire (not tested), timber surround and marble inset. Twin doors leading to Dining Room.

Dining Room

12'8" x 13'1" (3.88m x 4.0m)

uPVC double glazed window overlooking rear of property, double panel radiator, feature recessed former fireplace with high level timber over mantle, wall heater, telephone point, wall lights.



Kitchen

13'11" x 6'6", 308'4" (4.26m x 2.94m)

Fitted range of base and wall units with complimentary worktops, single drainer sink with mixer tap, plumbing for automatic washing machine, space for fridge, four ring gas hob with filter extractor above, split level oven, double panel radiator, uPVC double glazed door and window to rear, wall mounted 'Worcester' central heating boiler.

Bedroom 1

14'5" x 13'7" (4.4m x 4.15m)

With large walk-in uPVC double glazed bay window overlooking front enjoying open aspect, picture rail, coving, double panel radiator.

Bedroom 2

14'6" x 12'6" (4.44m x 3.82m)

uPVC double glazed window overlooking rear, coved ceiling double panel radiator, built-in linen/store cupboard with shelving.

Shower Room

10'5" x 6'2" (3.18m x 1.89m)

Shower enclosure, pedestal wash handbasin, bidet, low level w.c. wall tiling, double panel radiator, extractor fan.

Outside

The property commands a lovely position, a short distance from the Promenade and Rhos village centre, has a wall maintained communal garden to front, private rear courtyard, communal storage, allocated car parking space at rear.

Services

Mains water, electricity, gas and drainage are connected to the property.

Tenure

The property is leasehold. 999 years Lease from 1st September 1993. Peppercorn Ground Rent payable 25th December each year.

Agent's Note

Please note that the owner will buy into 1/6th share of The Towers Management Company, which own the Freehold. Service charge shared between 6 units and administered by the Management Company to include cleaning and maintenance of communal areas, building insurance etc.

Copy of lease available by request. We are awaiting breakdown of annual charges - please ask for further details.

Viewing

By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

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.

Directions

From Rhos village, continue towards Colwyn Bay Pier, take a right up onto The Shelf and first right into Whitehall Road and the property will be viewed on the right hand side.



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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