



BLUE TURTLE PROPERTY



RHOS HARBOUR APARTMENTS

OFFERS OVER £180,000



RHOS HARBOUR APARTMENTS



Apartment 5, Rhos Harbour Apartments, Rhos Promenade, Rhos On Sea, LL28 4NG

Blue Turtle Property are delighted to offer for sale this immaculately presented, 2 double-bedroom, first floor apartment, situated in a fantastic location right on the seafront in Rhos on Sea, enjoying panoramic views across the bay. One of only 10 apartments, housed in an impressive Victorian Building, within easy reach of a host of amenities that the village has to offer, the location really would suit an array of buyers. Viewing is essential to appreciate the fantastic features and spacious accommodation offered by this property. If seaside living has always appealed to you then this gem of a property might be just the right place for you.

In brief, the light and airy accommodation affords: Secure communal entrance, stairs lead up to mezzanine level with a 3 storage rooms, three more steps to Apartment 5 which has it's own secure front door. Opening to a large hallway, bathroom with fitted sink unit, toilet, shower and underfloor heating. The hallway then leads to a light and spacious lounge/kitchen/diner with large bay window to take in those superb sea views. There are two large double bedrooms, with the master benefitting from a newly fitted ensuite bathroom. The apartment benefits from UPVC double glazing and electric heating throughout. A parking space, suitable for 2 vehicles is also included at the rear of the property. This apartment also includes three storage rooms accessed off the external landing; one being used for personal use and the others currently rented out to other residents.



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Key features

STUNNING SEA FRONT LOCATION

IMMACULATELY PRESENTED, SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT SUPERB VIEWS OF THE BAY AND COASTLINE

BENEFITS FROM TWO GOOD SIZE DOUBLE BEDROOMS, THE MASTER WITH AN ENSUITE BATHROOM
MUST BE VIEWED TO TRULY APPRECIATE THE SIZE AND LOCATION

ALLOCATED OFF ROAD PARKING

NO CHAIN

FREEHOLD

LOW SERVICE CHARGE

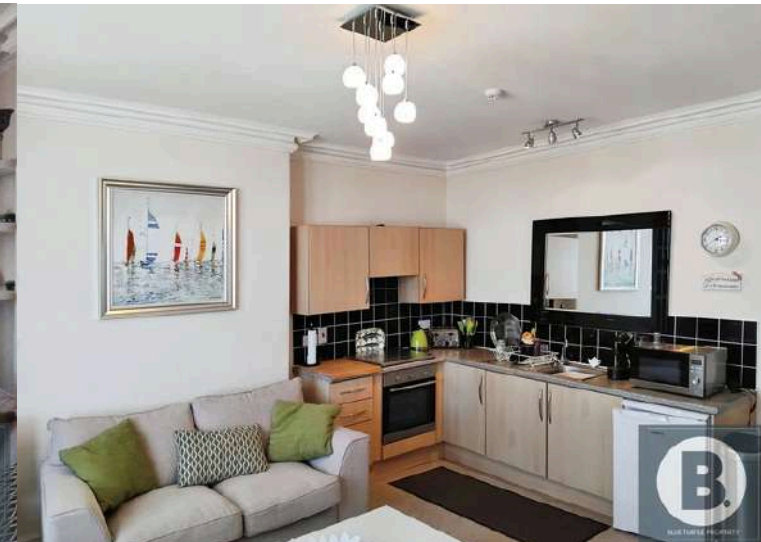
Tenure- Freehold

Council Tax Band- C as on voa.gov.uk

Lounge/kitchen/diner

Lounge/kitchen/diner

Kitchen area





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Entrance

Communal front door leading in to porch, door through to communal hallway and stairs.

Stairs to Mezzanine landing

3 storerooms, each offering extra storage space for the apartment. These storage rooms offer not only extra storage but also the possibility to rent them out for an extra income.

Stairs to first floor

Own secure front door

Hallway, leading off to;

Bathroom 1 (2.92m x 1.32m) - Fully tiled, newly fitted family shower room. Built in vanity unit with hand basin. Illuminated mirror. Low level single flush toilet. Fitted glass shower cubicle with Mira shower mixer. Water pump fitted for excellent water pressure. Electric towel rail. Underfloor heating. Dehumidifier unit.

Lounge/Kitchen/Diner (5.79m x 4.52m) - Fitted kitchen with both floor and wall units, built in electric oven and four ring induction hob, with extractor fan above. Large lounge area with bay window to front aspect offering superb views of the harbour and across the bay. Dining table with four chairs, satellite TV connection and standard aerial. Electric heater with on/off, controlled via 'Hive' hub WiFi system situated in the hallway.



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Master Bedroom (4.72m x 3.25m) - Master bedroom is located to the quiet rear of the apartment, down three steps from the hall. Large double bedroom, double wardrobe, dressing table and drawer. Wall mounted electric heater with on/off, again controlled via 'Hive' WiFi. The Ensuite is accessed from the master bedroom.

Ensuite (3.02m x 1.60m) - Fully tiled, large bath with Shower and glass shower screen, vanity unit with hand basin, single flush low level toilet, heated towel rail.

Bedroom 2 (4.72m x 2.84m) - Large double bedroom, accessed from main hallway, double wardrobe, electric heater, window to rear of property.

Outside - Large communal parking, allocated parking space allowing space for two vehicles, well maintained borders and shrubs.

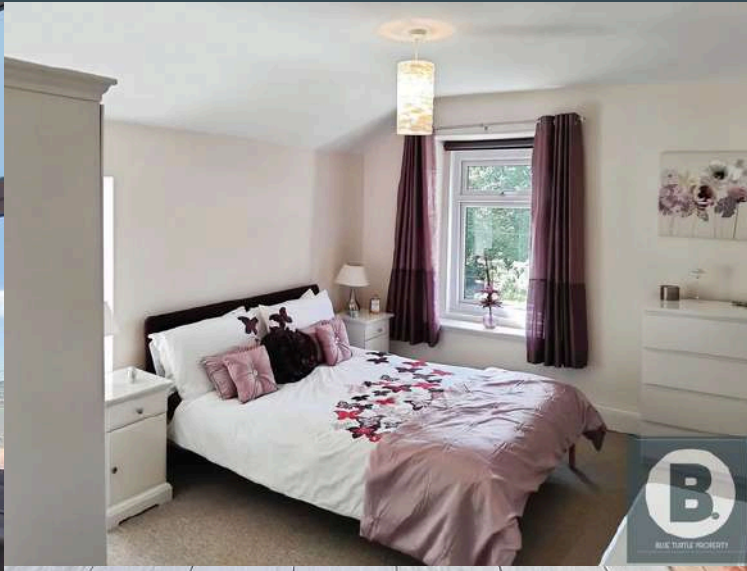
Location-The property is situated in a most convenient location on Rhos on Sea promenade, close to a range of shops, cafes, bars and parks with some idyllic walks right from the doorstep. Located within easy reach of the A55 dual carriageway as well as being close to a bus route, offering a range of fantastic transport links with something for everyone. The village of Rhos on Sea has a real sense of local community, whilst still being popular with tourists and visitors all year round.



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Front bay window



Master bedroom



Master bedroom



Ensuite bathroom



Guest/second bedroom



Family/guest shower room

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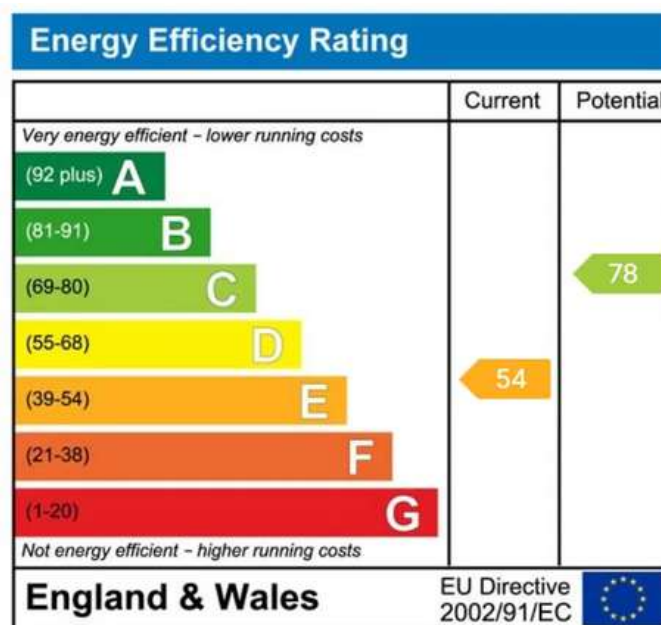


Directions

From our the Rhos on Sea office turn right towards the promenade, turn left onto the promenade and Number 105-107 can be found on the left hand side, opposite the harbour. Ample parking is available along the promenade.

Agents Notes

NB Leasehold on a 999 year lease from 2012 Current maintenance charge £1100 per annum. Ground Rent Nil Apartment owns 1/10th share of the Freehold





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APARTMENT



EP 3677

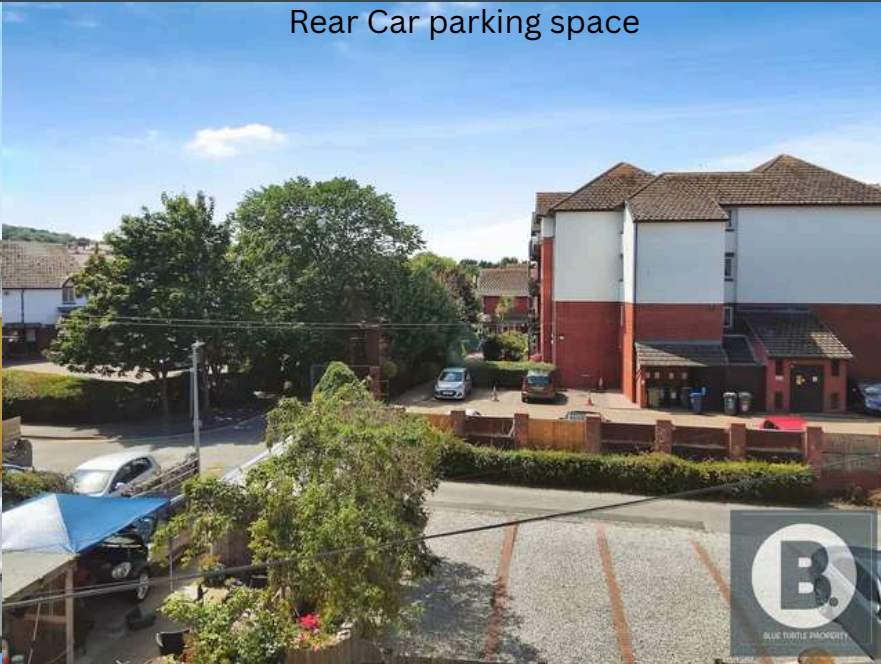
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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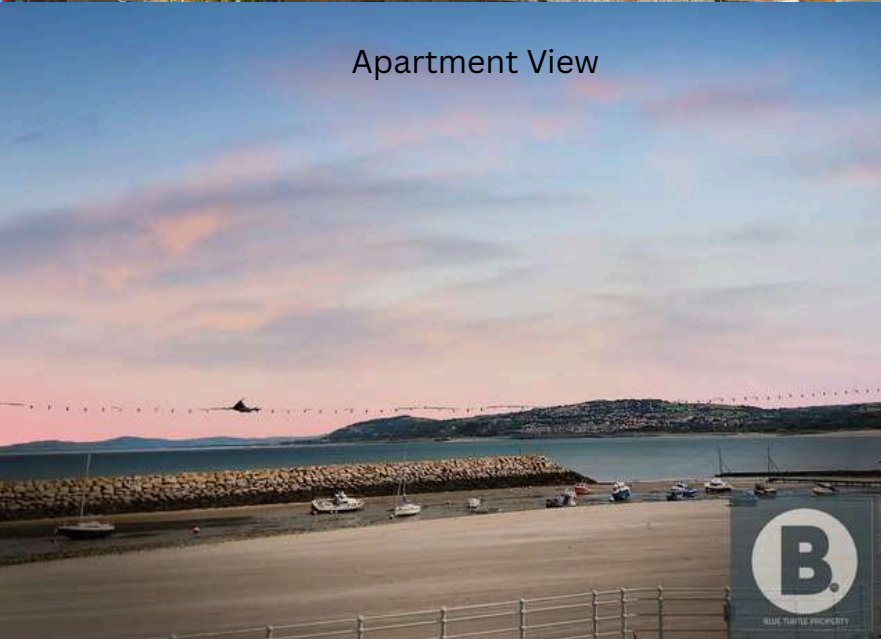
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Rear Car parking space



Apartment View



Services/ Disclaimer-

Mains water, electric and drainage are believed to be available or connected at the property.

Blue Turtle Property Limited have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The details provided are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract. Any interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Contact our friendly team if you have any questions about this listing, or to book a viewing.