



Apartment 37 Adlington House
Abbey Road, Rhos-on-Sea, Colwyn Bay LL28 4PU

£249,000



STERLING

ESTATE AGENTS & VALUERS

Adlington House, a well maintained development of Retirement Apartments under the management of the MHA (Methodist Homes). Apartment 37 is on the second floor level near the lift and at the back of the building where it is predominantly quiet. The apartment affords extremely spacious and well designed 3 BEDROOM (the Master Bedroom having an EN SUITE SHOWER) accommodation rarely found in an apartment. The apartment is double glazed, has newly installed electric heaters, and a fitted kitchen with appliances. Adlington House offers independent, secure living with the option of 24 hour on site care and support if required. There is an on site bistro, guest suite, hairdressing salon, quiet lounge, assisted bathroom, library, IT suite, communal lounge, gym and patio. There is also a cleaning, washing, ironing, decorating and general apartment maintenance service available. Security visual link entry system and a lift to all floors, personal assistance alarm available, smoke and heat detectors and communal fire alarm. The apartment is in a most convenient location near to Rhos village, the long promenade and sandy beach, Rhos Golf Course, independent shops and cafe/restaurants. The apartment is ready to walk into and recommended for viewing. NO ONGOING CHAIN. Leasehold for 125 years from 2009. Council Tax Band F Energy Rating 82B Potential 86B Ref CB7727. THE SALE OF THIS PROPERTY IS SUBJECT TO GRANT OF PROBATE AND ENVISAGE PROBATE BEING GRANTED THIS AUTUMN



Entrance Vestibule and Reception Hall

Door security entry phone system, lift and stairs to all floors

Second Floor Level

Apartment 37, Front Door into the Hall

Long Hallway 26'10" x 5'2" (8.2 x 1.6)

L shaped, double door cloaks cupboard

Utility Room

Plumbing for washing machine and dryer, excellent storage space

Lounge 21'3" x 11'1" (6.5 x 3.4)

Fireplace surround with marble effect tiled back and hearth, electric fire fitted, electric heater, double glazed french doors and Juliet balcony, double doors to kitchen

Fitted Kitchen 10'2" x 8'2" (3.1 x 2.5)

Maple style base cupboards and drawers with beige terrazzo design work top surfaces, double glazed, stainless steel sink unit, Smeg electric hob unit, built in Indesit oven, stainless steel cooker hood and splash back, tiled floor, microwave oven, wall cupboards and concealed lighting

Dining Room or Bedroom 3 14'9" x 11'9" (4.5 x 3.6)

Electric heater, double glazed french doors and Juliet balcony

Master Bedroom 19'4" x 8'10" (5.9 x 2.7)

Double glazed french doors and juliet balcony, double door mirror wardrobe

En Suite Wet Room 6'10" x 5'6" (2.1 x 1.7)

Shower unit, pedestal wash hand basin, w.c, beige design tiled walls, mirror cabinet, heated towel radiator

Bedroom 2 18'0" x 9'6" (5.5 x 2.9)

Double glazed window, electric heater

Bathroom & Shower 7'10" x 5'6" (2.4 x 1.7)

Shower bath, screen, wash hand basin, w.c, beige design, tiled walls, heated towel radiator, wall mirror,

AGENTS NOTE

AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.

Tenure and Charges

Leasehold for 125 years from 2009, The Service Charge is £294.17 pcm and the Well Being Charge is £319.39 pcm

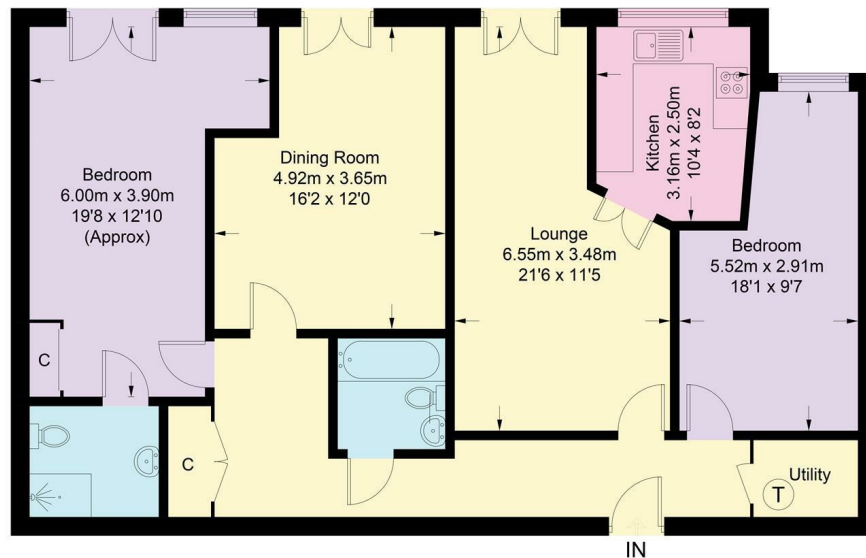






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Approximate Gross Internal Area = 105.8 sq m / 1139 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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