



**Flat 6, Cranford Court Abbey Road, Rhos On Sea - LL28  
4PA**

**£125,000** Leasehold

Spacious two-bedroom flat in an excellent residential location.

**SIMPLY ESTATES**





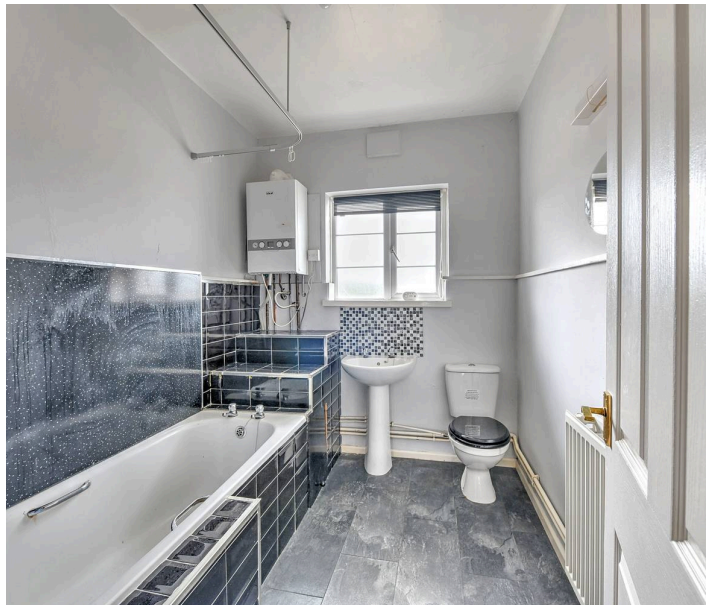
### Entrance Hall

Step into a bright and inviting entrance hall, offering a warm welcome to this flat. The space provides convenient access to all rooms and includes enough area for coat and shoe storage. With its clean and open feel, the entrance hall sets the tone for the rest of the home.

### Bathroom

8' 1" x 6' 8" (2.47m x 2.03m)

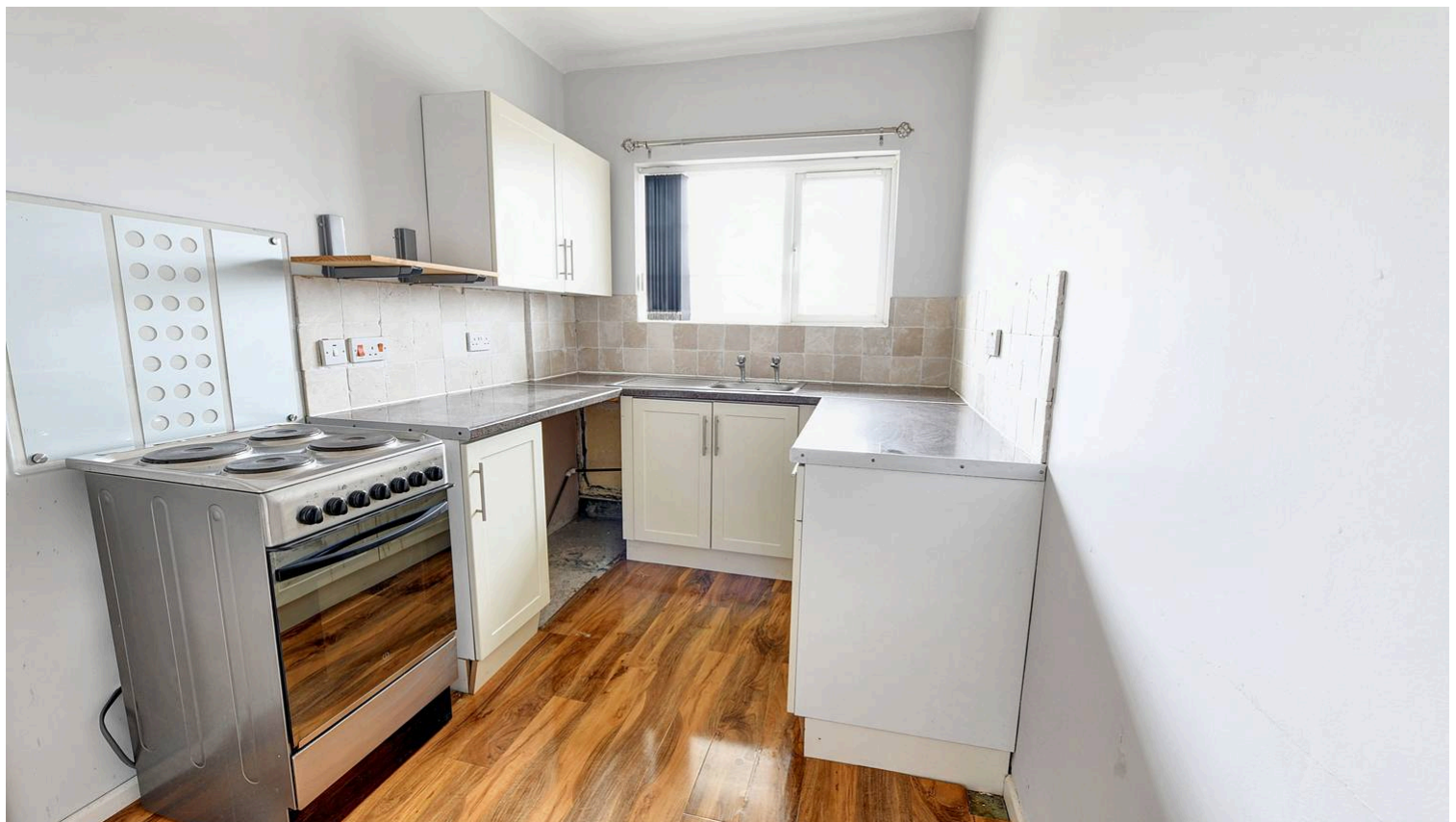
This stylish bathroom features a convenient shower over the bath, offering both functionality and comfort. With a clean and modern design, it provides a practical space for everyday use while maintaining a sleek and contemporary feel.



### Kitchen

11' 11" x 7' 0" (3.62m x 2.13m)

This cosy kitchen offers practical storage with fitted cupboards and includes a freestanding oven with a hob, providing everything you need for everyday cooking. Though compact, the space is efficiently designed for convenience and functionality, making it perfect for those who appreciate a simple yet practical kitchen setup.





### Lounge

18' 1" x 12' 0" (5.51m x 3.65m)

This generously-sized lounge boasts a large window, flooding the room with natural light and a door leading to a private balcony. The space is perfect for relaxing or entertaining, offering a bright and airy atmosphere with easy access to outdoor seating. Ideal for enjoying fresh air and views from the comfort of your home.

### Main Bedroom

18' 3" x 12' 0" (5.55m x 3.67m)

This expansive main bedroom features a large window, creating a bright and airy atmosphere. The ample space allows for various furniture arrangements, making it a comfortable and inviting retreat. Ideal for those who appreciate a light-filled, spacious bedroom.

### Bedroom Two

11' 1" x 10' 5" (3.37m x 3.17m)

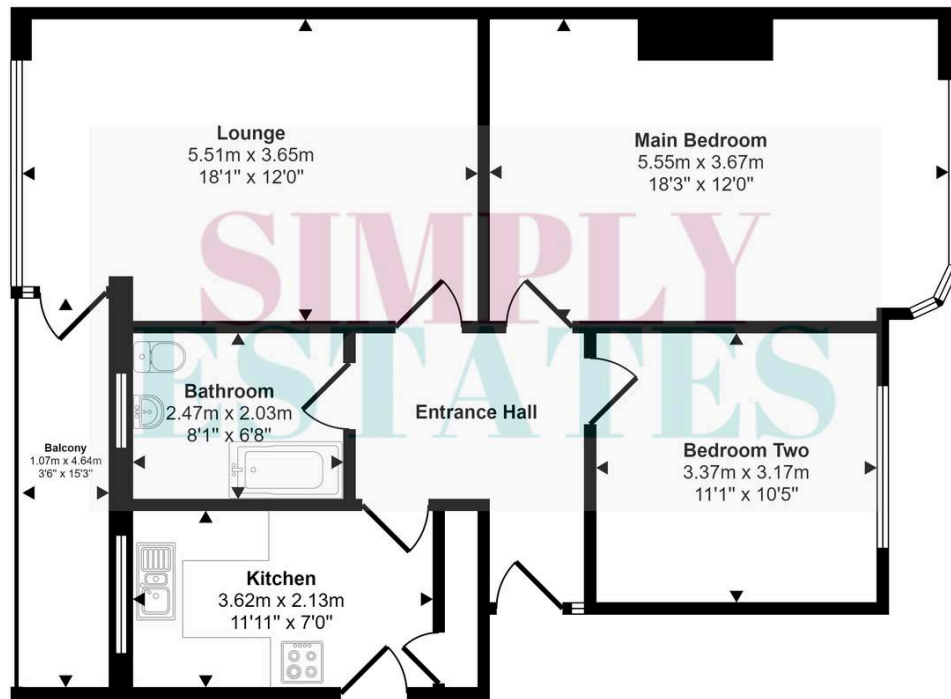
This well-proportioned second bedroom features a large window that allows natural light to flow in, creating a bright and welcoming space. Ideal for use as a guest room or home office, it offers comfort and versatility to suit your needs.

### Balcony

This property features a narrow balcony, perfect for enjoying fresh air and a peaceful outdoor escape. While compact, the balcony offers enough space for a small seating area or plants, making it a delightful extension to your living space. Ideal for those who enjoy a bit of outdoor charm.



Approx Gross Internal Area  
75 sq m / 805 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

The accommodation comprises a communal entrance hall, a spacious lounge with a bay window, two double bedrooms, a family bathroom, and a well-appointed kitchen. Located on the second floor, the property benefits from gas central heating and double glazing. It is situated in an excellent residential area within a purpose-built building, surrounded by well-maintained gardens and featuring contemporary fittings.



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