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www.fletcherpoole.com

Fletcher & Poole



Apt 26, Penrhyn Park
Penrhyn Avenue
Rhos on Sea
LL28 4PL

One Bedroom Second Floor Retirement Apartment Situated Close To The Centre Of Rhos on Sea Village

Description

This one bedroom second floor retirement apartment is part of Penrhyn Park which is situated close to the centre of Rhos on Sea village and all its amenities, a local bus route and only a short walk to the promenade. For people over 55 there is a site manager and newly formed residents association, a secure communal entrance with security intercom system, lift to all floors, careline pull cord system, communal lounge and laundry room. The well planned accommodation which has had new storage heaters and wet room installed within the last two years comprises of hallway with good size storage cupboard, a lounge/diner with views over the park, kitchen, double bedroom with fitted wardrobe and a wet room. Outside there is residents parking and communal grounds and seating area.

- ✓ ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT
- ✓ SITUATED CLOSE TO THE CENTRE OF RHOS ON SEA VILLAGE, PROMENADE & BUS ROUTE
- ✓ WELL PLANNED ACCOMMODATION WITH RECENTLY INSTALLED STORAGE HEATERS & WET ROOM
- ✓ RESIDENTS PARKING, COMMUNAL LOUNGE & COMMUNAL GARDENS
- ✓ NO CHAIN

Lounge/Diner

5.15m x 3.18m (16'11" x 10'5")



Kitchen

2.16m x 1.70m (7'1" x 5'7")



Bedroom

4.06m x 2.73m (13'4" x 9'0")



Wet Room

2.09m x 1.70m (6'10" x 5'7")



Location

The property is located in the popular coastal resort of Rhos On Sea with its wealth of local shops and other facilities. The larger resorts of Colwyn Bay and Llandudno are approximately 1 mile and 3 miles respectively and it is conveniently located for easy access to the A55 dual carriageway for Chester and the motorways beyond, also the main rail line Holyhead to Euston.

Directions

From the Rhos On Sea office turn left down Penrhyn Avenue where Penrhyn Park can be found after a short distance on the left.

NB The Apartment is leasehold

Service charge every 6 months is £1,759.44 which can be subject to change, this includes water rates, lift, general maintenance and buildings insurance and communal laundry, careline and house manager. Ground rent every 6 months is £264.61 Allocated parking is £25 every 6 months, communal parking is free on a first come first served basis.

Council Tax Band: "B" (provided on www.voa.gov.uk)
Energy Efficiency Rating Band: C

1 Bedroom
Second Floor Retirement
Apartment

Apt 26, Penrhyn Park
Penrhyn Avenue
Rhos on Sea
LL28 4PL

£53,950

Reduced From **£59,950**

NO CHAIN

Reference Number: **RP3135**

23/02/23

Fletcher & Poole,
1A, Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		