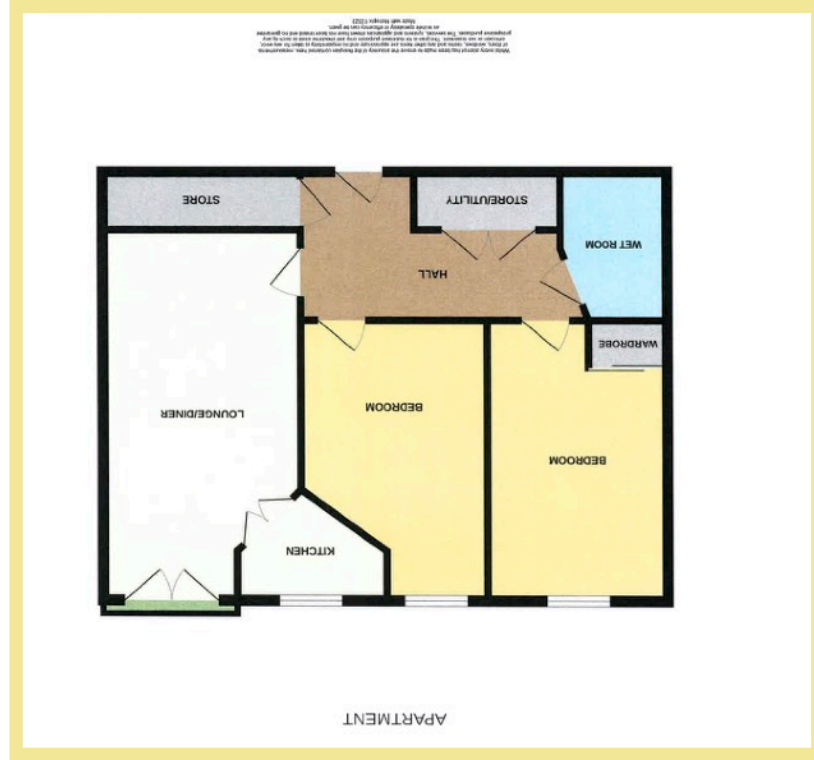


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further

www.fletcherpoole.com



Apt.24, Adlington House
Abbey Road
Rhos On Sea
LL28 4PU

Well Presented Two Bedroom Second Floor Retirement Apartment Situated In The Centre Of Rhos on Sea Village

Description

This two bedroom second floor retirement apartment is situated in the centre of Rhos on Sea, close to all amenities and only a short walk to the promenade. The apartment is part of Adlington House which is a well maintained development that has a variety of facilities and the option of onsite care and support if required. The spacious apartment comprises of large hallway with a walk in storage cupboard and a further storage/airing cupboard housing the washer/dryer, lounge/diner with a Juliette balcony and access to a kitchen with fridge/freezer, two double bedrooms, the master with a fitted wardrobe and a good size wet room.

Adlington House offers independent, secure living with the option of 24 hour on site care and support if required. There is a visual link entry system and lift to all floors. The management team and residents organise events and excursions and on site there is a bistro, guest suite, hairdressing salon, quiet lounge, library, IT suite, communal lounge, gym and outside a patio area. There is also a cleaning, washing, ironing, decorating and general apartment maintenance service available.

- ✓ TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT
- ✓ GOOD SIZE ACCOMMODATION WHICH IS PART OF A WELL MAINTAINED DEVELOPMENT
- ✓ OFFERS INDEPENDENT LIVING WITH THE OPTION OF ON SITE CARE AND SUPPORT
- ✓ SITUATED IN THE CENTRE OF RHOS ON SEA VILLAGE
- ✓ NO CHAIN

Lounge/Diner

6.83m x 3.39m (22'5" x 11'1")



Kitchen

2.38m x 2.64m (7'10" x 8'8") Maximum



Bedroom One

4.91m x 2.87m (16'1" x 9'5") Maximum



Bedroom Two

4.54m x 2.96m (14'11" x 9'9")

Wet Room

2.38m x 1.71m (7'10" x 5'8")

Utility

1.70 x 0.90m (5'7" x 3'0")

Storage

3.40m x 1.21m (11'2" x 4'0")

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 Llandudno and Colwyn Bay are approximately 3 miles and one mile 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, take the first right turn onto Colwyn Avenue, at the T Junction turn onto Abbey Road where Adlington House can be located on the corner.

N.B Leasehold property of 125 years from 2009
Mandatory service charge of £64.13 per week which includes water rates and mandatory well being charge of £73.50 per week. Further care services are available at a cost. On resale there are administration charges and a contingency fund contribution.
Management Company: MHA (Methodist Homes)
Mobility scooter shed subject to availability

Council Tax Band: "E" (provided on www.voa.gov.uk)

Energy Performance Rating Band C

2 Bedroom
Second Floor
Retirement
Apartment

24 Adlington House
Abbey Road
Rhos on Sea
LL28 4PU

£159,950

Reduced From £179,950
Reference Number:RP3408
25/10/23

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com

