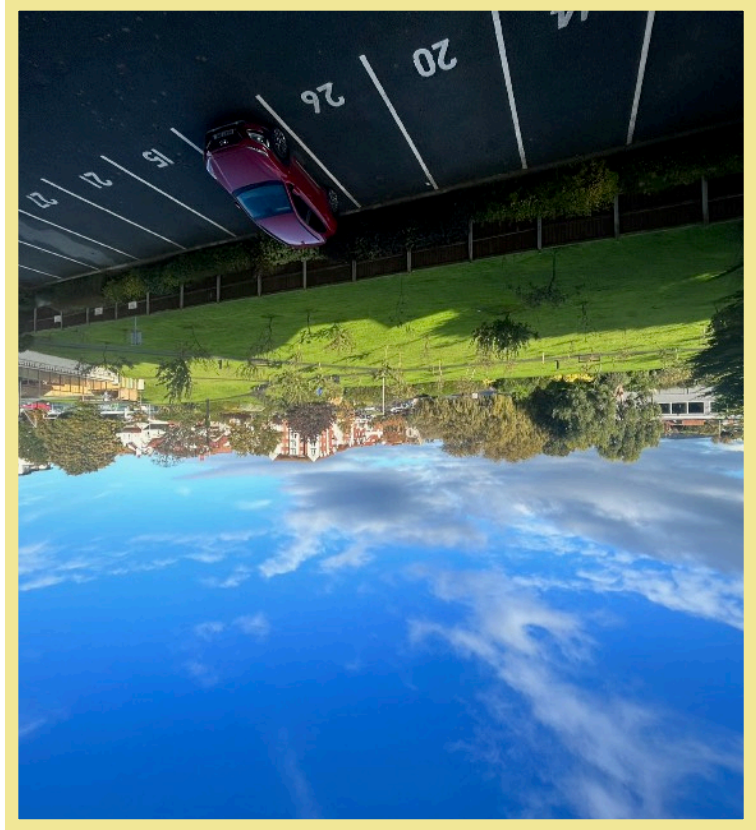
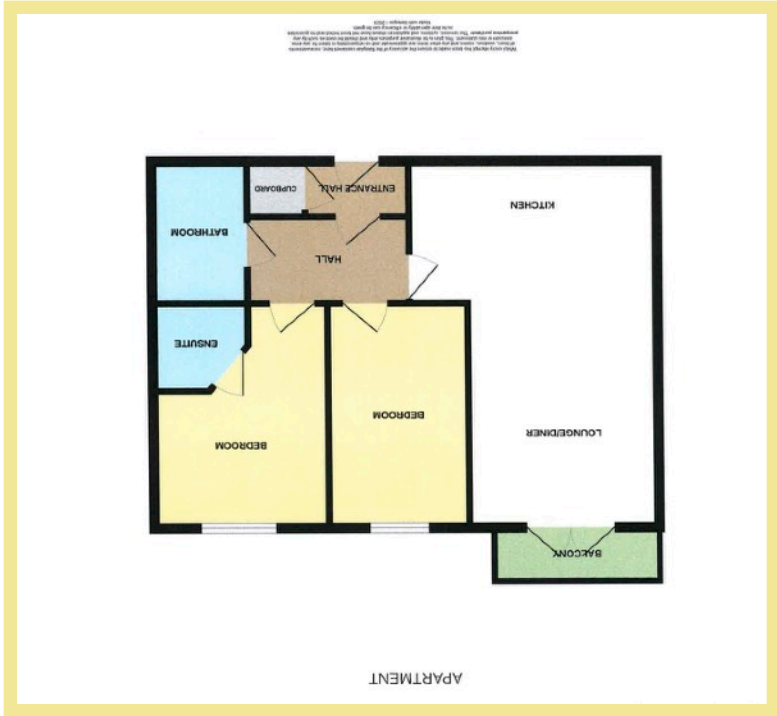


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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 enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole



Apt.8, St Trillo's Court  
Rhos Promenade  
Rhos on Sea  
LL28 4PY

# Well Presented Two Bedroom First Floor Apartment With A Sea Front Location

## Description

This modern purpose built two-bedroom apartment is situated on the sea front in Rhos on Sea, close to all local amenities and with a pleasant aspect over Rhos Park. There is a secure communal entrance with stairs or lift to the apartment which comprises of entrance hall, inner hallway, open plan lounge/kitchen/diner with French doors giving access to a balcony, two bedrooms, the master benefitting from an ensuite shower room and bathroom. There is UPVC double glazing and storage heaters. Outside to the rear is an allocated parking space and access to the building. Viewing is essential to appreciate the spacious layout and location this property has to offer.

- ✓ WELL PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ SEA FRONT LOCATION CLOSE TO THE LOCAL SHOPS AND AMENITIES
- ✓ BALCONY WITH VIEWS OVER RHOS PARK
- ✓ ALLOCATED PARKING
- ✓ NO CHAIN

## Lounge

4.74m x 4.55m (15'7" x 14'11")



## Kitchen

2.72m x 1.85m (8'11" x 6'1")



## Bedroom One

5.09m x 3.71m (16'9" x 12'2")



## Ensuite

1.79m x 1.33m (5'10" x 4'5")

## Bedroom Two

4.33m x 2.35m (14'3" x 7'9")

## Bathroom

2.37m x 1.83m (7'10" x 6'0")



## 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 right towards the Promenade, left onto the Promenade where St Trillo's Court can be found after a short distance on the left.

Council Tax Band: "D" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Performance Rating Band C

NB The Apartment is leasehold on a 999 year lease

Maintenance charge is £1660 per annum

2 Bedroom  
First Floor  
Apartment

Apt.8, St Trillo's  
Court  
Rhos on Sea  
LL28 4PY

**£179,950**

Reduced From £184,950

**NO CHAIN**

Reference Number: RP3412  
1/11/23

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](mailto:rhos@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

