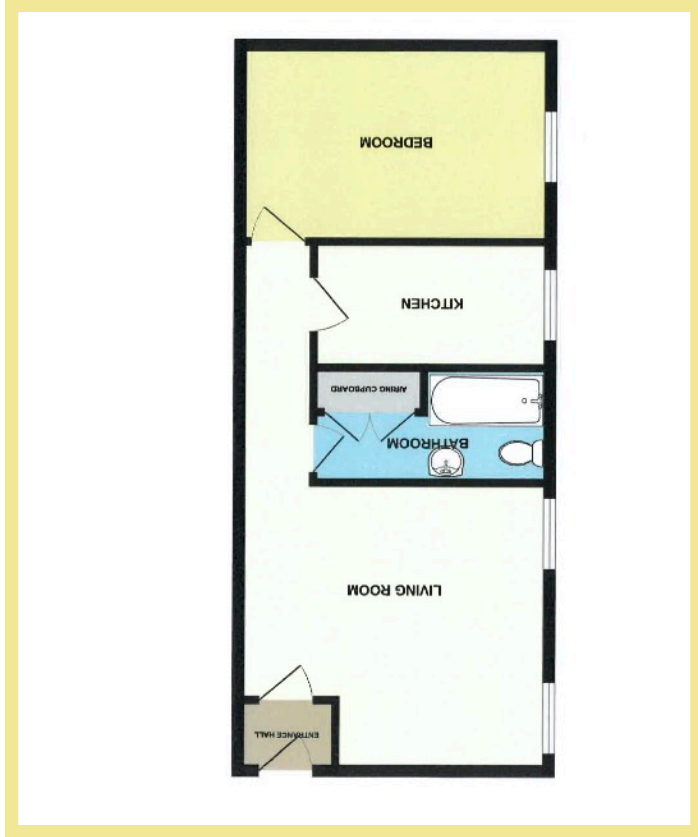


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

[www.fletcherpoole.com](http://www.fletcherpoole.com)



2 West Mains Court  
19 Trillo Avenue  
Rhos on Sea  
LL28 4NS

# One Bedroom Ground Floor Apartment Within Walking Distance Of The Promenade, Beach & Rhos on Sea Village

## Description

This one bedroom ground floor apartment is part of West Mains Court which is situated steps away from the Promenade, beach and local shops & amenities of Rhos on Sea.

The apartment briefly comprises of:

Secure communal entrance, personal door to No:2, spacious lounge, kitchen, bathroom and spacious double bedroom.

Outside to the front is an off road allocated parking space.

✓ ONE BEDROOM GROUND FLOOR APARTMENT

✓ WALKING DISTANCE TO THE PROMENADE, BEACH & LOCAL SHOPS & AMENITIES

✓ ALLOCATED OFF ROAD PARKING SPACE

✓ NO CHAIN

## Lounge

4.57m x 4.57m (15'0" x 15'0")



## Kitchen

3.32m x 1.68m (10'11" x 5'6")



## Bedroom

4.12m x 2.32m (13'6" x 7'8")



## Bathroom

3.49m x 1.68m (11'6" x 5'6")



## 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 three 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 towards the promenade, turn left onto the promenade, Trillo Avenue is the third turning on the left, West Mains Court can be found on the right hand side.

NB The Apartment is leasehold on a 999 year lease from 1982

Service charge is £540.02 every 6 months, building insurance is included.

West Mains Court is a Ltd company and each leaseholder has a share of the freehold

Council Tax Band: "B" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating Band C

1 Bedroom Ground Floor Apartment  
2 West Mains Court  
19 Trillo Avenue  
Rhos on Sea  
LL28 4NS

£96,950

NO CHAIN

Reference Number: RP3513

29/02/24

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

Registered Company  
Number 4687367

## Valuation

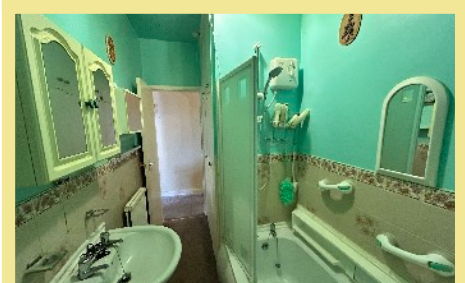
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

tel: 01492 549178

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		