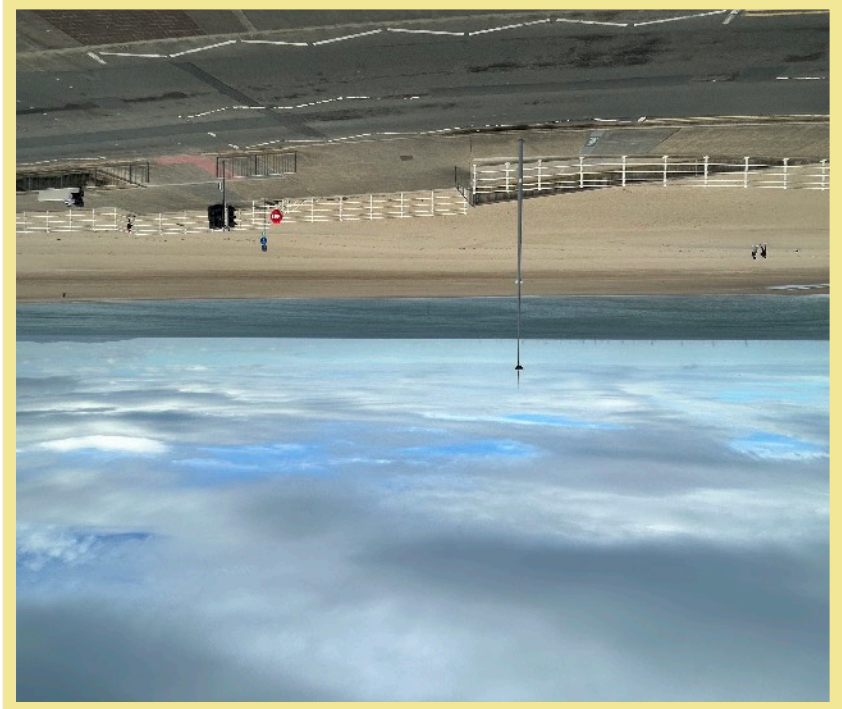


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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](http://www.fletcherpoole.com)

Fletcher & Poole



Apt.6, Balmoral Apartments  
West Promenade  
Rhos On Sea  
LL28 4EH

# Beautifully Presented Two Bedroom Second Floor Apartment Enjoying Panoramic Coastal Views

## Description

A beautifully presented two bedroom second floor apartment situated close to the local amenities of Rhos on Sea village and benefitting from panoramic coastal views. The property benefits from UPVC double glazing and gas CH and viewing is recommended to appreciate the spacious layout, open plan lounge/diner and presentation throughout. The accommodation briefly comprises hallway, spacious lounge/diner with full length windows providing uninterrupted views of the sea with a balcony leading off it, modern fitted kitchen with integrated appliances, master bedroom with spacious ensuite, a second double bedroom, both with built in wardrobes, modern family bathroom and store cupboard. Outside to the rear is an allocated parking space which is number 6. To the front the beach is just across the road with the new sandy beach and Rhos on Sea village is a short walk where you can access the local amenities.

- ✓ BEAUTIFULLY PRESENTED TWO BEDROOM SECOND FLOOR APARTMENT
- ✓ ENJOYS PANORAMIC COASTAL VIEWS WITH BALCONY
- ✓ LARGE OPEN PLAN LOUNGE/KITCHEN/DINER
- ✓ ALLOCATED PARKING
- ✓ NO CHAIN

## Lounge/Diner

5.69m x 4.45m (18'8" x 14'7") Maximum



## Kitchen

2.64m x 2.50m (8'8" x 8'3")



## Cupboard

0.67m x 0.62m (2'3" x 2'1")

## Bedroom One

3.32m x 3.32m (10'11" x 10'11")



## Ensuite

2.09m x 1.17m (6'10" x 3'10")



## Bedroom Two

3.53m x 2.97m (11'7" x 9'9")

## Bathroom

2.04m x 1.71m (6'8" 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 Llandudno and Colwyn Bay are approximately 3 miles and 1 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 onto the Promenade, continue along the promenade for just under one mile, where Balmoral Apartments can be found on the right hand side.

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

NB The apartment is leasehold on a 999 year lease from 2007

Ground rent is £150 per annum  
Service charge is £1443.75 per annum

2 Bedroom  
Second Floor  
Apartment  
Apt.6, Balmoral  
Apartments  
West Promenade  
Rhos On Sea  
LL28 4EH

**£264,950**

**NO CHAIN**

Reference Number: RP3533

21/03/24

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		