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

Fletcher & Poole



Apt 24a, Penrhyn Park  
Penrhyn Avenue  
Rhos on Sea  
LL28 4PL

# Two Bedroom First Floor Retirement Apartment Situated Close To The Centre Of Rhos on Sea Village

## Description

This two bedroom retirement apartment is situated within Penrhyn Park, a well managed development for the over 55's. There is a secure communal entrance with security intercom system, lift to all floors, careline pullcord system, communal lounge and laundry room. The apartment is situated in the centre of Rhos on Sea village and is close by to the local shops, amenities, promenade and beach. The apartment comprises of hallway with a good sized store cupboard, double bedroom with fitted wardrobes and en - suite, second bedroom with fitted wardrobes, lounge/diner, kitchen with integrated appliances, including a washer/dryer and bathroom. There is UPVC double glazing and electric heating. Outside there is a car park and a communal garden with paved seating area.

- ✓ TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT
- ✓ SITUATED CLOSE TO LOCAL AMENITIES
- ✓ COMMUNAL GARDENS
- ✓ NO CHAIN

## Entrance Hallway

2.52m x 1.49m (8'3" x 4'11")

## Lounge/Diner



5.17m x 3.23m (17'0" x 10'7")

## Kitchen

3.72m x 1.70m (12'2" x 5'7")



## Master Bedroom



4.29m x 2.71m (14'1" x 8'11")

## Ensuite

2.07m x 1.89m (6'10" x 6'3")

## Bedroom

3.23m x 3.18m (10'7" x 10'5")

## Bathroom



2.09m x 1.68m (6'10" 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 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 £1,670.91 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: "C" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Efficiency Rating Band: C

2 Bedroom  
First Floor Retirement  
Apartment

Apt 24a, Penrhyn Park  
Penrhyn Avenue  
Rhos on Sea  
LL28 4PL

£124,950

NO CHAIN

Reference Number: RP3581  
10/05/24

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)

