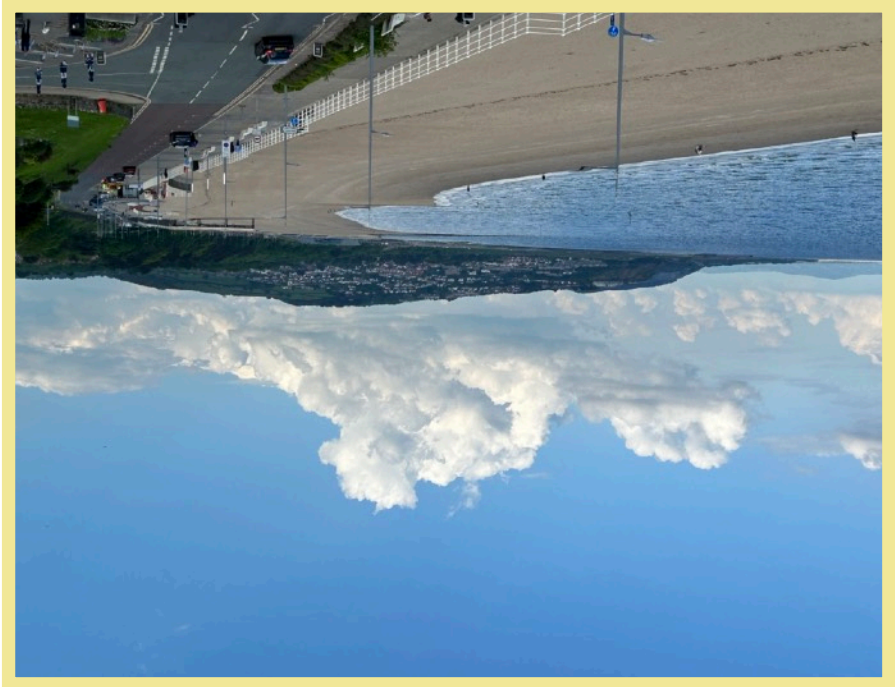


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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. 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.27, Ocean View
West Promenade
Rhos on Sea
LL28 4FD

Spacious Two Bedroom Third Floor Apartment With Uninterrupted Sea & Coastline Views

Description

This spacious two bedroom third floor apartment is part of Ocean View a well maintained development on the promenade and close to the amenities of Rhos on Sea and Colwyn Bay. The property benefits from uninterrupted sea and coastline views from all windows and a modern open plan lounge, kitchen, diner with a Juliette balcony. There is a covered allocated parking space with a secure entrance. To the accommodation there are secure communal entrances to the front and rear of the property and stairs or lift to the apartment which comprise of hallway, open plan lounge kitchen diner with the kitchen benefitting from integrated appliances, two double bedrooms , the master benefitting from an ensuite shower room and bathroom. There is gas central heating and UPVC double glazing

- ✓ SPACIOUS TWO BEDROOM THIRD FLOOR APARTMENT
- ✓ ENJOYS UNINTERRUPTED SEA & COASTLINE VIEWS
- ✓ MODERN OPEN PLAN LOUNGE, KITCHEN, DINER WITH JULIETTE BALCONY
- ✓ ALLOCATED COVERED PARKING
- ✓ NO CHAIN



Kitchen

3.00m x 2.10m (9'10" x 6'10")



Bedroom One

5.10m x 2.70m (16'8" x 8'10")

Lounge/Dining Room

7.70m x 3.00m (25'3" x 9'10")



Ensuite

2.00m x 1.60m (6'6" x 5'2")

Bedroom Two

4.40m x 2.40m (14'5" x 7'10")

Bathroom

2.00m x 2.00m (6'6" x 6'6")

Location

The property is located in the popular coastal resort of Rhos On Sea with a wealth of local shops and other facilities. The larger resorts of Colwyn Bay and Llandudno are approximately one and three miles respectively and the property is conveniently located for easy access to the A55 dual carriageway for Chester, Manchester International Airport and the motorways beyond, also the main rail line Holyhead to Euston.

Directions

From the Rhos On Sea office turn towards the promenade, turn right onto the promenade, Ocean View Apartments can be found on the right.

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

Energy Performance Rating Band B

NB. The apartment is leasehold on a 999 year lease from January 2015

Maintenance charge of £1738 per annum and ground rent of £266 per annum

2 Bedroom
Third Floor
Apartment
Apt.27, Ocean View
West Promenade
Rhos on Sea
LL28 4FD

£239,950

NO CHAIN

Reference Number:RP3582
15/05/2024

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:
rhosonseaf@fletcherpoole.com
web: www.fletcherpoole.com



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