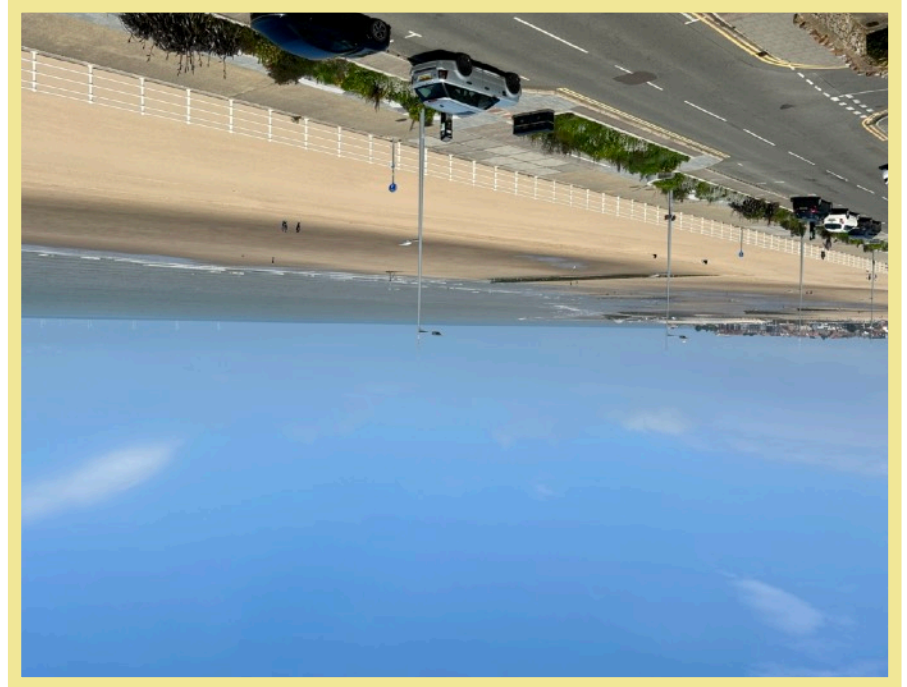


We endeavor to make our sales accurate and reliable but they are based on as statements or representations of fact and they constitute any part of an offer or seller does not make any

do not  
contract. The  
representation  
should not be  
details

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Fletcher & Poole



Apt.20, Ocean View  
West Promenade  
Rhos on Sea  
LL28 4FD

# Immaculate One Bedroom Second Floor Apartment With Uninterrupted Sea & Coastline Views

## Description

Situated on the second floor at Ocean View this immaculately presented one bedroom apartment has uninterrupted sea and coastal views. The modern open plan lounge, kitchen, diner benefits from access onto a balcony ideal for taking in those spectacular views. Ocean View apartments were built in 2017 and overlook the promenade which has recently been transformed and updated. They are also close to the amenities of Rhos on Sea, Colwyn Bay and all transport links. There is a secure communal entrance with stairs or lift to the apartment which comprises of entrance hall with storage, open plan lounge, kitchen, diner with the kitchen benefitting from modern integrated appliances, bedroom with fitted mirrored wardrobes and good size shower room. There is UPVC double glazing and gas central heating. Outside there is an allocated parking space to the front which is visible from the apartment.

- ✓ IMMACULATE ONE BEDROOM SECOND FLOOR APARTMENT
- ✓ ENJOYS UNINTERRUPTED SEA & COASTAL VIEWS
- ✓ OPEN PLAN LOUNGE, KITCHEN, DINER WITH ACCESS ONTO A BALCONY
- ✓ ALLOCATED PARKING
- ✓ NO CHAIN

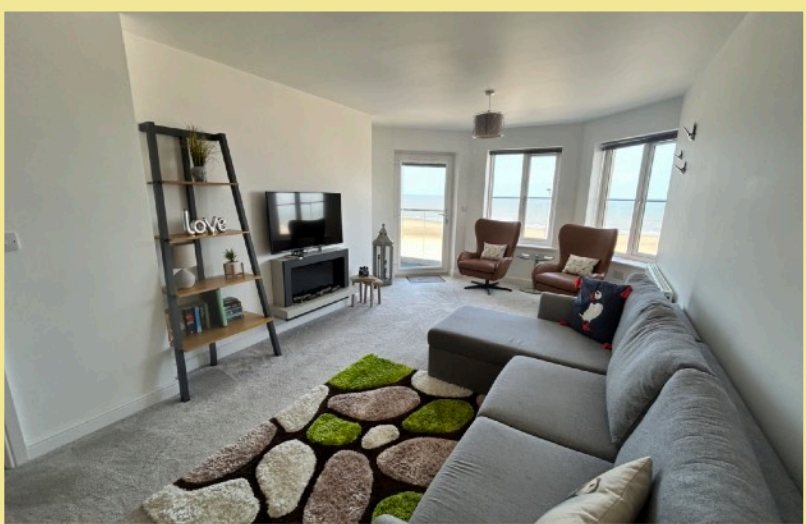
## Kitchen Area

2.93m x 2.11m (9'8" x 6'11")



## Lounge/Diner Area

6.63m x 3.16m (21'9" x 10'5") Maximum



## Hall

4.35m x 1.00m (14'3" x 3'3")

## Bedroom

4.19m x 2.56m (13'9" x 8'5") Maximum



## Shower Room

2.57m x 1.67m (8'5" x 5'6")



## 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](http://www.voa.gov.uk))

Energy Performance Rating Band B

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

## 1 Bedroom Second Floor Apartment

Apt.20, Ocean View  
West Promenade  
Rhos on Sea  
LL28 4FD

**£210,000**

**NO CHAIN**

Reference Number:RP3609  
4/06/2024  
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: [rhosonseafletcherpoole.com](mailto:rhosonseafletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



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