

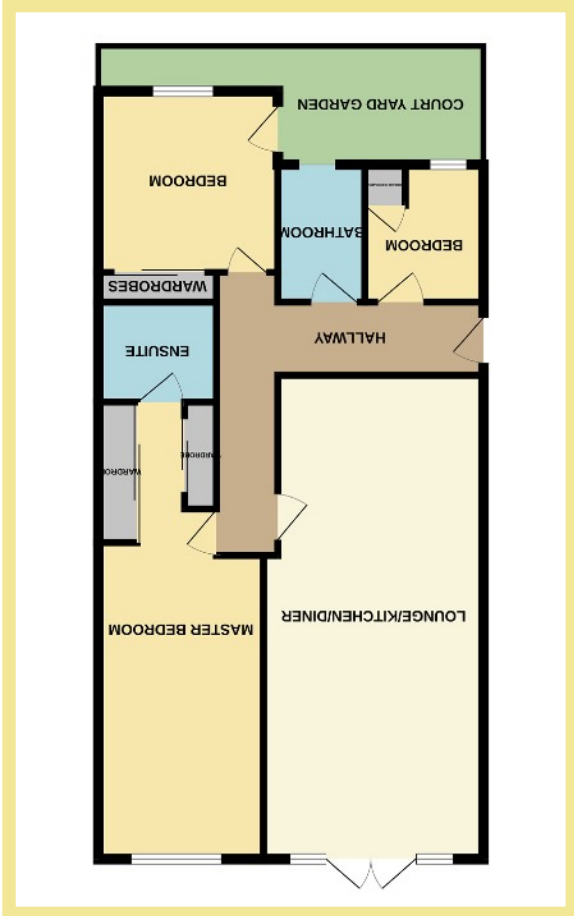
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

www.fletcherpoole.com

Fletcher & Poole



Apartment 14
Marine View Apartments
Marine Road
Rhos On Sea
LL28 4BN

Well Presented & Spacious Three Bedroom Ground Floor Apartment Benefitting From Far Reaching Sea Views

3 Bedroom
Ground Floor
Apartment

Apt.14 Marine View
Marine Road
Rhos On Sea
LL28 4BN

£274,950

Reference Number:RP3620
13/06/24

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
web: www.fletcherpoole.com

Description

A well presented & spacious ground floor three-bedroom apartment situated within a one minute walk to the promenade and benefitting from panoramic coastal views. The property is situated in the well-maintained Marine View development and benefits from UPVC double glazing and gas CH. Viewing is highly recommended to appreciate the spacious layout, location and sea views.

The accommodation briefly comprises, hallway, spacious lounge/kitchen/diner with a modern fitted kitchen and French doors onto an outside covered patio area benefitting from sea views, a spacious master bedroom with sea views, fitted wardrobes and a well-presented ensuite shower room, a second large double bedroom to the rear with fitted wardrobes and a door providing access to a block paved courtyard garden with two sheds for storage and a washing line, a third smaller bedroom which would be suitable for a single bedroom or bunk beds, with a cupboard and a modern family bathroom. Outside to the front is a sunny and covered patio area benefitting from sea views with one allocated off road parking space.

- ✓ WELL PRESENTED & SPACIOUS THREE BEDROOM GROUND FLOOR APARTMENT
- ✓ BENEFITTING FROM PANORAMIC COASTAL VIEWS & WITHIN A ONE MINUTE WALK TO THE PROMENADE
- ✓ SITUATED IN A WELL MAINTAINED DEVELOPMENT
- ✓ COVERED PATIO AREA WITH A COURTYARD GARDEN TO THE REAR
- ✓ ALLOCATED OFF ROAD PARKING
- ✓ NO CHAIN

Lounge/Kitchen /Diner

7.09m x 3.45m (23'3" x 11'4")



Bedroom Two

3.83m x 3.27m (12'7" x 10'9")

Bedroom Three

2.32m x 2.16m (7'8" x 7'1")

Master Bedroom

7.12m x 2.85m (23'4" x 9'4") Maximum



Ensuite

2.00m x 1.26m (6'7" x 4'2")



Bathroom

2.26m x 2.26m (7'5" x 7'5")

Boiler Cupboard

0.73m x 0.40m (2'5" x 1'4")

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 towards the Promenade, turn right onto the Promenade, continue along the Promenade for just under one mile, where Marine View Apartments can be located on the right.

Council Tax Band: "D" (provided on www.voa.gov.uk)
Energy Performance Rating Band T

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

Service charge twice yearly currently £741.85
Ground rent £150 per annum



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		