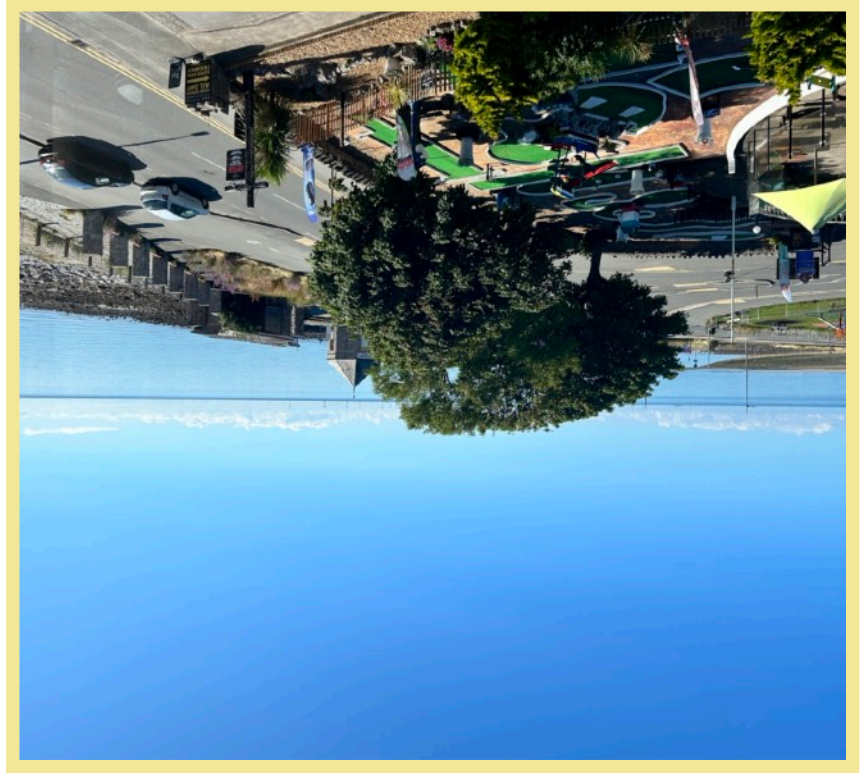
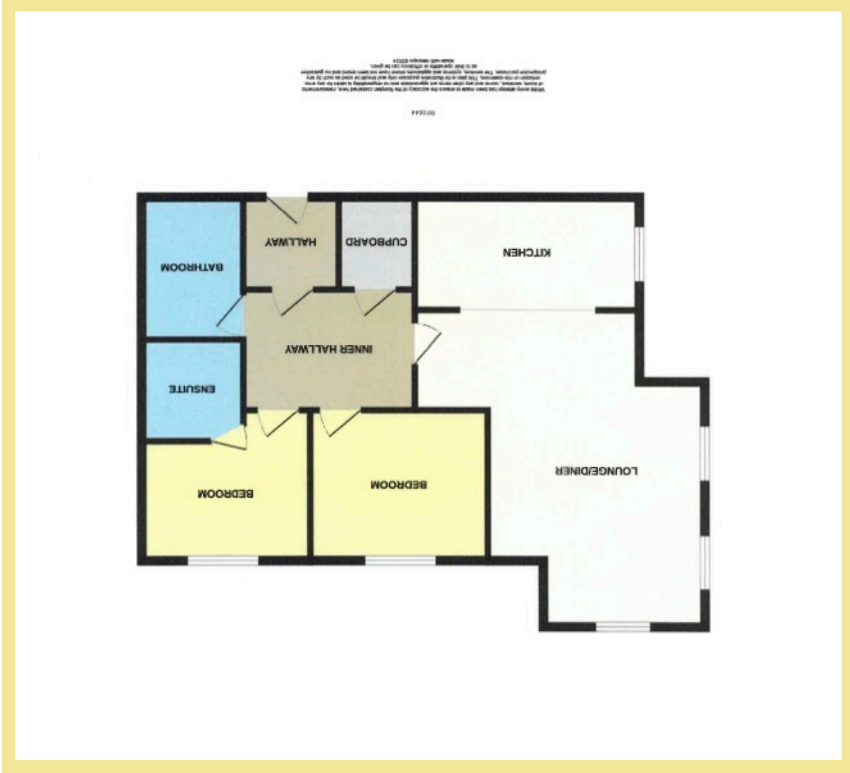


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property. 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



Apt.23, St Trillo's Court
Rhos on Sea
LL28 4PY

Beautifully Presented Two Bedroom Fourth Floor Apartment With Dual Aspect Windows Benefitting From Panoramic Sea Views Of Rhos on Sea Harbour

Description

A beautifully presented two-bedroom fourth floor apartment situated in the heart of Rhos on Sea village and benefiting from a spacious lounge/kitchen/diner benefiting from dual aspect windows with panoramic coastal views of Rhos on Sea Harbour and beyond. The property benefits from UPVC double glazing and electric CH and is located in the well-maintained St Trillo's Court which benefits from lifts to all floors and allocated off-road parking. Viewing is highly recommended to appreciate the spacious layout, presentation throughout and far-reaching sea views. The accommodation briefly comprises, hallway, internal hallway, spacious open plan lounge/kitchen/diner with dual aspect windows benefiting from a modern fitted kitchen with integrated appliances, master double bedroom with sea views and modern ensuite shower room, a second double bedroom with sea views, modern family bathroom, and store cupboard/utility. Outside the property has one allocated off road parking space and is situated in the heart of Rhos on Sea village.

- ✓ BEAUTIFULLY PRESENTED & SPACIOUS TWO BEDROOM FOURTH FLOOR APARTMENT
- ✓ BENEFITS FROM PANORAMIC COASTAL VIEWS OF RHOS ON SEA HARBOUR
- ✓ SITUATED IN THE HEART OF RHOS ON SEA VILLAGE
- ✓ WELL MAINTAINED DEVELOPMENT WITH A LIFT TO ALL FLOORS
- ✓ ONE ALLOCATED OFF ROAD PARKING SPACE
- ✓ NO CHAIN

Hallway

1.44m x 1.04m (4'9" x 3'5")

Inner Hallway

2.70m x 2.03m (8'11" x 6'8")

Lounge/Diner

6.77m x 5.36m (22'3" x 17'7") Maximum



Bedroom Two

3.61m x 2.53m (11'10" x 8'4")

Cupboard

1.80m x 0.72m (5'11" x 2'5")

Kitchen

3.52m x 2.11m (11'7" x 6'11")



Bedroom One

3.65m x 3.25m (12'0" x 10'8")



Ensuite

1.62m x 1.54m (5'4" x 5'1")

Bathroom

2.06m x 1.72m (6'9" x 5'8")

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 one 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, left onto the Promenade where St Trillo's Court can be found after a short distance on the left.

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

Energy Performance Rating Band TBC

NB The Apartment is leasehold on a 999 year lease
Maintenance charge is £1750 per annum

2 Bedroom
Fourth Floor
Apartment

Apt.23, St Trillo's
Court
Rhos on Sea
LL28 4PY

£259,950

NO CHAIN

Reference Number:RP3644
5/07/24

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

