

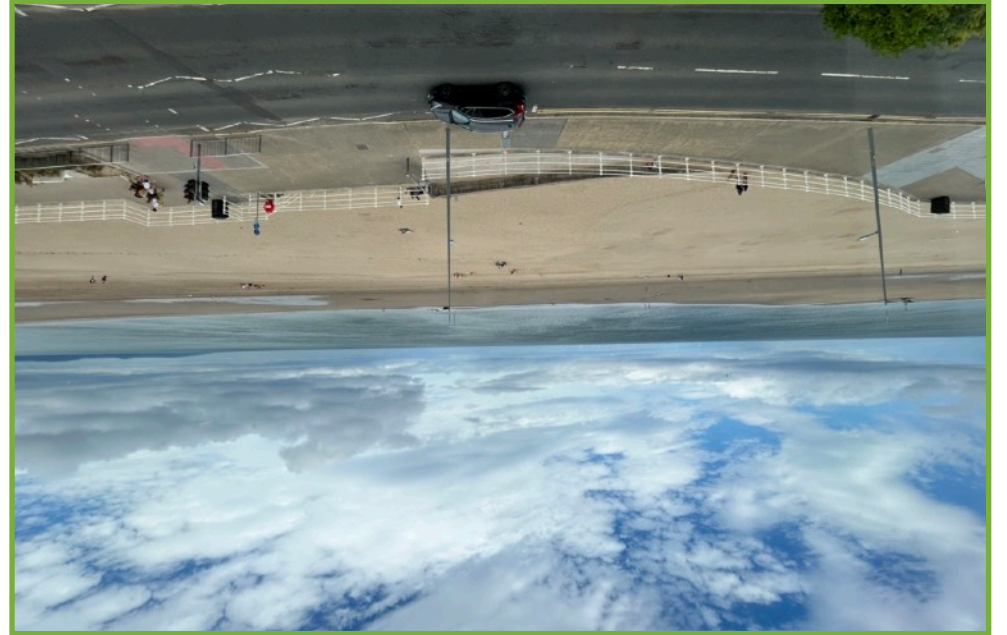
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

Fletcher & Poole



Apt.2, The Majestic  
West Promenade  
Rhos On Sea  
LL28 4BU

# Immaculately Presented Two Bedroom Second Floor Apartment With Panoramic Sea Views & Allocated Parking Space

## Description

This immaculately presented two bedroom 2nd floor apartment is located directly on Rhos on Sea promenade with panoramic sea views of the Bay and beach. Part of an impressive period property which is divided into five apartments, walking distance to the local shops, cafes and other amenities.

The apartment comprises of:-

Secure communal entrance door, stairs to the 2nd floor where you find the apartments' front door, hallway, kitchen/diner with integrated fridge/freezer, dishwasher, washing machine/dryer, double electric oven and 5 ring gas hob with extractor hood, light and spacious lounge with bespoke white marble fireplace and uplighters to the bay window and panoramic sea views of the Bay, promenade and beach, large Master bedroom, double bedroom, both to the front and also benefiting from panoramic sea views and bathroom with jacuzzi bath with shower attachment. The apartment benefits from gas central heating and UPVC double glazing throughout.

There is an allocated parking space to the front of the building.

Viewing is essential to appreciate the immaculate presentation, stunning sea views and location.

- ✓ IMMACULATEDLY PRESENTED TWO BEDROOM APARTMENT
- ✓ PANORAMIC SEA VIEWS FROM THE LOUNGE AND BOTH BEDROOMS
- ✓ ALLOCATED PARKING SPACE
- ✓ SITUATED ON THE PROMENADE OVERLOOKING THE BEACH
- ✓ WALKING DISTANCE TO THE LOCAL AMENITIES
- ✓ OPTION TO BUY FURNISHED

## Lounge

19' 7" x 15' 3" (5.97m x 4.64m)



## Kitchen/Diner

15'3" x 8' 1" (4.64m x 2.46m)



## Master Bedroom

17' 3" x 13'8" (5.26m x 4.16m)



## Bedroom Two

10' 11" x 9'5" (3.32m x 2.87m)

## Bathroom

8' 3" x 6' 6" (2.52m x 1.98m)



## 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 three miles 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 a short distance where "The Majestic" can be found on the right.

Council Tax Band: "A" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Performance Rating Band TBC

NB Apartment is leasehold with a 999 year lease from 2017

Apartment owns 1/5 of the freehold  
Service charge is £100 pcm which is paid monthly or annually

2 Bedroom  
Second Floor  
Apartment

Apt.2, The Majestic  
West Promenade  
Rhos On Sea  
LL28 4BU

£229,950

**NO CHAIN**

Reference Number:RP3672

5/08/24

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](mailto:rhos@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

