

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. 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.7, St Trillo's Court
Rhos Promenade
Rhos on Sea
LL28 4PY

Immaculately Presented Two Bedroom First Floor Apartment Situated In The Heart Of Rhos on Sea With Allocated Parking Space

Description

This immaculately presented two bedroom first floor apartment is located in the well maintained and managed development of St Trillos Court.

Situated in the heart of Rhos on Sea village steps away from the promenade, beach, local shops and cafes.

Outside the property there is one allocated off road parking space and communal gardens.

The property benefits from UPVC double glazing and electric central heating throughout.

The accommodation briefly comprises of:-

Secure communal entrance, lift to all floors, apartment private entrance door, hallway with storage cupboard, internal hallway, light and spacious open plan lounge/kitchen/diner with modern fitted kitchen and patio doors out onto the balcony with views over the park, master double bedroom with ensuite shower room, second double bedroom and a bathroom.

Viewing is essential to appreciate the spacious layout and location.

- ✓ IMMACULATEDLY PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ WELL MAINTAINED & MANAGED DEVELOPMENT
- ✓ ONE ALLOCATED OFF ROAD PARKING SPACE
- ✓ LIFT TO ALL FLOORS
- ✓ SECURE COMMUNAL ENTRANCE
- ✓ BALCONY WITH VIEWS OVER THE PARK
- ✓ SITUATED IN THE HEART OF RHOS ON SEA
- ✓ NO CHAIN

Lounge Area

4.95m x 3.22m (16'3" x 10'7")



Kitchen/Diner

4.57m x 2.49m (15'0" x 8'2")

Bedroom Two

4.51m x 2.80m (13'1" x 7'6")

Bedroom One

4.34m x 2.74m (14'3" x 9'0")

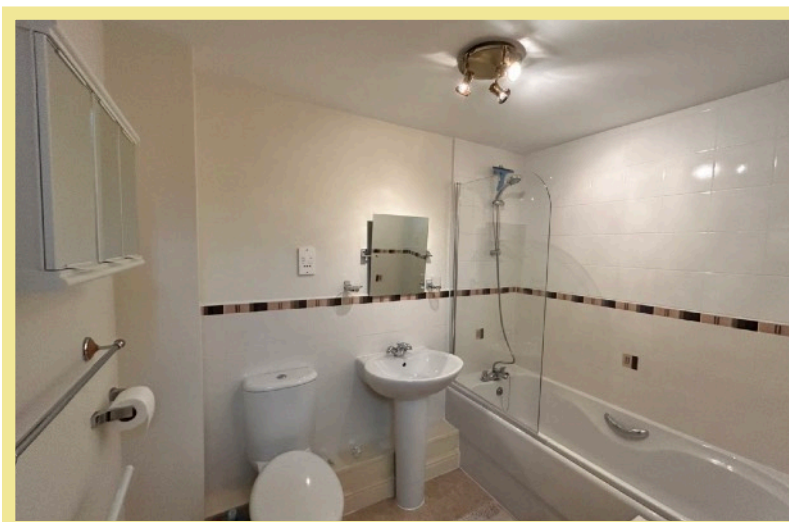


Ensuite

1.78m x 1.52m (5'10" x 5'0")

Bathroom

2.43m x 1.72m (8'0" 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: "D" (provided on www.voa.gov.uk)

Energy Performance Rating Band C

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

2 Bedroom
First Floor
Apartment
Apt.7, St Trillo's
Court
Rhos Promenade
Rhos on Sea
LL28 4PY

£179,950

Reduced From £184,950

NO CHAIN

Reference Number:RP3675
7/08/24

Fletcher & Poole,
1A Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

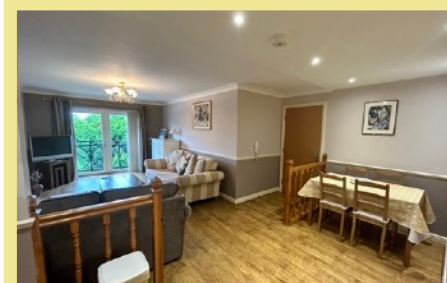
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email: rhos@fletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		