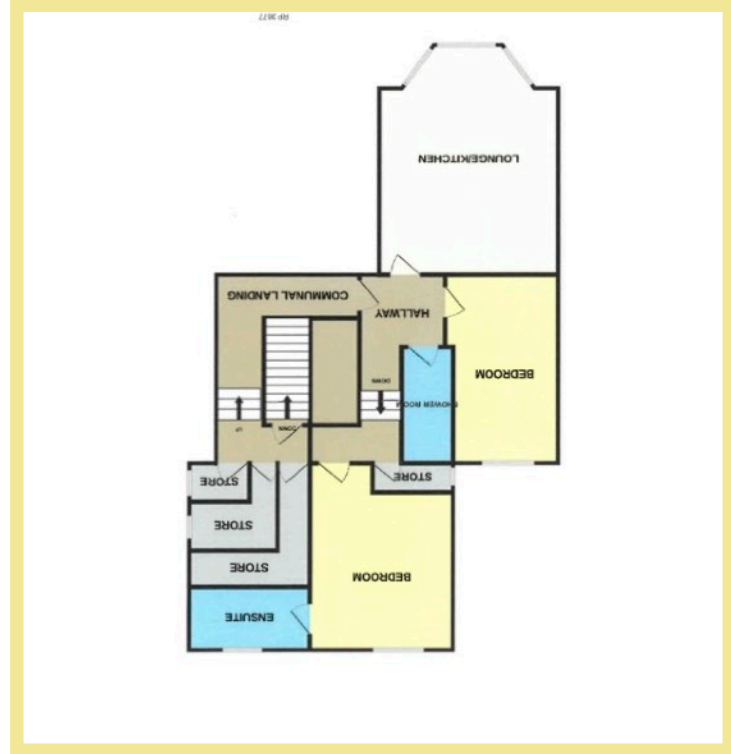


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

[www.fletcherpoole.com](http://www.fletcherpoole.com)



Apt 5,  
Rhos Harbour Apartments  
105-107, Rhos Promenade  
Rhos on Sea  
LL28 4NG

# Spacious Two Bedroom First Floor Apartment With Stunning Views Of The Bay & Coastline

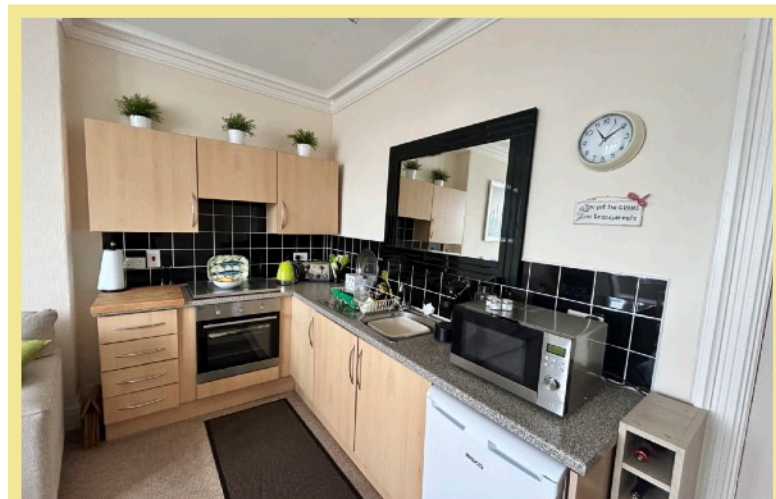
## Description

This immaculately presented two bedroom first floor apartment is situated on the seafront with stunning uninterrupted views of the bay and coastline. Part of Rhos Harbour and one of only 10 apartments this particular one benefits not only from a bay window to take in those spectacular views but two good size double bedrooms with the master bedroom having an ensuite bathroom. This is a property that must be viewed to truly appreciate not only the size and layout of the accommodation but also its superb location and proximity to the amenities of Rhos on Sea. There is UPVC double glazing, electric heating and underfloor heating in the shower room. This apartment also includes three storage rooms accessed off the external landing; one being used for personal use and the others rented out to other residents. Outside to the rear of the property there is allocated parking with the potential to park two cars. The apartment comprises of hallway, open plan lounge/kitchen, double bedroom and modern contemporary shower room. In the hallway three steps lead down to a store room and light and spacious master bedroom with ensuite bathroom.

- ✓ IMMACULATELY PRESENTED SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ STUNNING VIEWS OF THE BAY AND COASTLINE
- ✓ BENEFITS FROM TWO GOOD SIZE DOUBLE BEDROOMS THE MASTER WITH AN ENSUITE BATHROOM
- ✓ MUST BE VIEWED TO TRULY APPRECIATE THE SIZE AND LOCATION
- ✓ ALLOCATED OFF ROAD PARKING
- ✓ FURNISHINGS AVAILABLE FOR PURCHASE
- ✓ NO CHAIN

## Lounge/Kitchen/Diner

19'0" x 14'10" (5.78m x 4.51m) Maximum



## Master Bedroom

15'6" x 10'8" (4.71m x 3.26m) Maximum



## Ensuite

9'11" x 5'3" (3.02m x 1.59m)



## Bedroom Two

15'6" x 9'4" (4.73m x 2.84m)

## Shower Room

9'7" x 4'4" (2.91m x 1.31m)

## 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 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. The main railway line Holyhead to Euston is also easily accessible and only a short distance away.

## Directions

From the Rhos on Sea office turn towards the promenade, turn left onto the promenade where No 105-107 can be found on the left opposite the harbour.

Council Tax Band: "C" provided on [www.voa.gov.uk](http://www.voa.gov.uk)  
Energy Performance Rating Band E

NB Leasehold on a 999 year lease from 2012  
Current Maintenance charge £1000 per annum  
Ground Rent Nil  
Apartment owns 1/10th share of the Freehold

2 Bedroom  
First Floor  
Apartment

Apt.5 Rhos Harbour  
105-107 Rhos  
Promenade  
Rhos on Sea  
LL28 4NG

**£194,950**

Reference Number  
RP3677  
8/08/24

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

Registered Company

## 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)

