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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

Fletcher & Poole



3 Penrhyn Park
Penrhyn Avenue
Rhos on Sea
LL28 4PL

One Bedroom Ground Floor Retirement Apartment Overlooking The Park & Walking Distance To The Local Shops & Amenities Of Rhos on Sea

Description

Situated in the centre of Rhos on Sea, walking distance to the local shops, promenade, beach and bus stop this one bedroom ground floor retirement apartment overlooks the park. The apartment is part of the well managed and maintained development of Penrhyn Park for the over 55's and has a site manager, secure communal entrance with security intercom system, lift to all floors, careline pullcord system, communal lounge and laundry room.

Outside there are communal gardens with seating areas and parking. The apartment is within walking distance of the post box over the road.

The apartment comprises:-

Hallway with good sized storage cupboard, lounge/diner with views over the park, bowling green and the Little Orme, kitchen, double bedroom with fitted wardrobe also with views over the park and shower room.

The apartment benefits from UPVC double glazing and electric storage heaters throughout.

- ✓ ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, PROMENADE, BEACH & BUS STOP
- ✓ OVERLOOKING THE PARK
- ✓ COMMUNAL GARDENS
- ✓ CAR PARK
- ✓ NO CHAIN

Lounge/Diner

5.05m x 3.23m (16'7" x 10'7")



Kitchen

2.20m x 1.78m (7'3" x 5'10")



Bedroom

3.97m x 2.68m (13'0" x 8'10")



Shower Room

2.08m x 1.69m (6'10" x 5'7")



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 Colwyn Bay and Llandudno are approximately one and three miles respectively and the property is conveniently located for easy access to the A55 dual carriageway for Chester and the motorways beyond, also close to the main rail line Holyhead to Euston.

Directions

From the Rhos On Sea office turn left down Penrhyn Avenue where Penrhyn Park can be found after a short distance on the left.

NB The Apartment is leasehold

Service charge £1,670.91 twice a year
This includes water rates, lift, general maintenance, buildings insurance and communal laundry, careline and house manager.

Ground rent every 6 months is £264.61

Allocated parking is £25 every 6 months

Council Tax Band: B
Energy Efficiency Rating: Band TBC

1 Bedroom
Ground Floor
Retirement Apartment

3 Penrhyn Park
Penrhyn Avenue
Rhos On Sea
LL28 4PL

£62,500

Reduced From £64,950

NO CHAIN

Reference Number: RP3700
3/09/24

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:
rhosonse@fletcherpoole.com
web: www.fletcherpoole.com

