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sales but as of fact The



Apt 6,
Rhos Harbour Apartments
105-107, Rhos Promenade
Rhos on Sea
LL28 4NG

Immaculately Presented Spacious Two Bedroom First Floor Apartment With Panoramic Views Over the Bay & Harbour

Description

This immaculately presented two bedroom first floor apartment is situated directly on the seafront overlooking the Rhos on Sea harbour with panoramic views of the bay and coastline. Steps away from the local shops, promenade and beach. Part of the Rhos Harbour development and only one of ten apartments in the building with secure communal entrance this apartment benefits from an allocated parking space at the front of the building. The apartment comprises of:- Secure communal entrance, stairs lead up to the first floor where apartment 6 has it's own front door, hallway, light and spacious lounge/kitchen/diner with bay window taking in the panoramic sea views, two spacious double bedrooms, the master bedroom on the front also benefitting from the stunning sea views, bathroom. The apartment has UPVC double glazing and electric heating. There is a well established operational and functioning Management Committee. Viewing is essential to appreciate the light and spacious layout, panoramic sea views and superb location for the amenities Rhos on Sea has to offer.

- ✓ IMMACULATELY PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ SEAFRONT LOCATION WITH PANORAMIC VIEWS OF THE BAY & HARBOUR
- ✓ STEPS AWAY FROM THE LOCAL SHOPS, PROMENADE & BEACH
- ✓ OPEN PLAN LOUNGE/KITCHEN/DINER
- ✓ TWO SPACIOUS DOUBLE BEDROOMS
- ✓ ALLOCATED OFF ROAD PARKING
- ✓ NO CHAIN

Lounge/Kitchen/Diner

18'1" x 14'11" (5.52m x 4.55m)



Bedroom One

15'4" x 11'10" (4.68m x 3.61m)



Bedroom Two

11'6" x 9'3" (3.51m x 2.81m)

Bathroom

7'3" x 5'11" (2.20m x 1.79m)



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, also the main rail line Holyhead to Euston

Directions

From the Rhos On Sea office turn towards the promenade, turn left onto the promenade where Rhos Harbour Apartments can be found on the left.

Council Tax Band: "C" provided on www.voa.gov.uk

Energy Performance Rating Band E

NB Leasehold on a 999 year lease from 2011
Current owners hold the Freehold of the Apartment
Maintenance charge £1000 per annum

2 Bedroom
First Floor
Apartment

Apt. 6 Rhos Harbour
105-107 Rhos
Promenade
Rhos on Sea
LL28 4NG

£184,950

Reference Number
RP3740
1/10/2024

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
web: www.fletcherpoole.com

