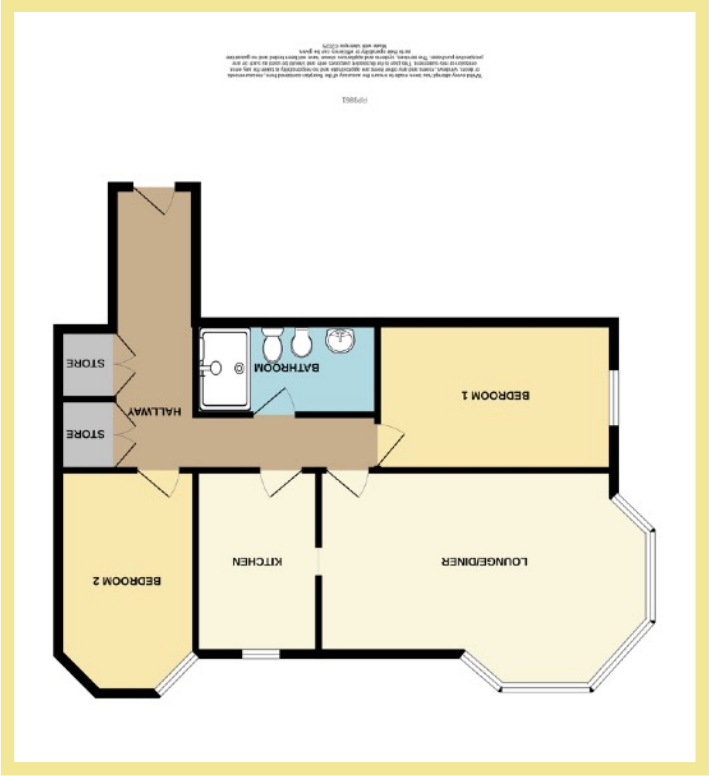


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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



8 Westbury
West Promenade
Rhos on Sea
LL28 4BY

Immaculately Presented Two Bedroom First Floor Apartment With Stunning Panoramic Sea Views & Allocated Parking

Description

This immaculately presented two bedroom first floor apartment is situated on the seafront, directly across from the promenade & beach. Enjoying stunning panoramic sea views across the bay and coastline and benefitting from an allocated parking space. Walking distance to the local shops, cafes & other amenities of both Rhos on Sea and Colwyn Bay.

“Westbury” is a well maintained development with a secure keypad & intercom communal entrance system, residents conservatory lounge with doors opening out onto a patio seating area in the communal gardens, laundry room and a lift and stairs to all floors.

Apartment 8 is situated on the front corner of the building enjoying the uninterrupted sea views.

In brief the apartment comprises of:-

- Private apartment entrance door, hallway with two large storage cupboards, light and spacious lounge/diner with feature bay window, modern kitchen with integrated fridge/ freezer and hob, master bedroom with fitted wardrobes, second double bedroom and good sized shower room.

The apartment benefits from an allocated parking space, UPVC double glazing and gas central heating.

Viewing is essential to appreciate the stunning sea views and convenient location.

- ✓ IMMACULATLY PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ STUNNING PANORAMIC SEA & COASTLINE VIEWS
- ✓ ALLOCATED PARKING SPACE
- ✓ LOCATED IN A WELL MAINTAINED DEVELOPMENT
- ✓ COMMUNAL LOUNGE,PATIO SEATING AREA, GARDENS AND LAUNDRY ROOM
- ✓ LIFT & STAIRS TO ALL FLOORS
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, CAFES & AMENITIES
- ✓ NO CHAIN

Lounge/Diner

5.90m x 3.70m (19'4" x 12'2")



Kitchen

3.13m x 2.13m (10'3" x 7'0")



Hallway Cupboards

1.24m x 0.73m (4'1" x 2'5")
1.34m x 0.73m (4'5" x 2'5")

Bedroom One

4.23m x 3.70m (13'11" x 12'2")



Bedroom Two

3.83m x 2.48m (12'7"x 8'2")

Shower Room

3.36m x 1.65m (11'0" x 5'5")



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, Manchester International Airport and the motorways beyond, also the main rail line Holyhead to Euston.

Directions

From the Rhos On Sea office turn towards the Promenade, turn right onto the promenade, continue along for just under a mile, where Westbury can be found on the promenade on the right.

Council Tax Band: “E” (provided on www.voa.gov.uk)

Energy Performance Rating Band C

NB. The apartment is leasehold on a 125 year lease from 1995

Ground rent is £135 annually
Annual management fee for year entering is £2117
To include building insurance & maintenance to the communal areas

2 Bedroom First Floor Apartment

8 Westbury
West Promenade
Rhos on Sea
LL28 4BY

£223,950

Reduced From £230,000
Reference Number:RP3861
20/02/25

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:
rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com

