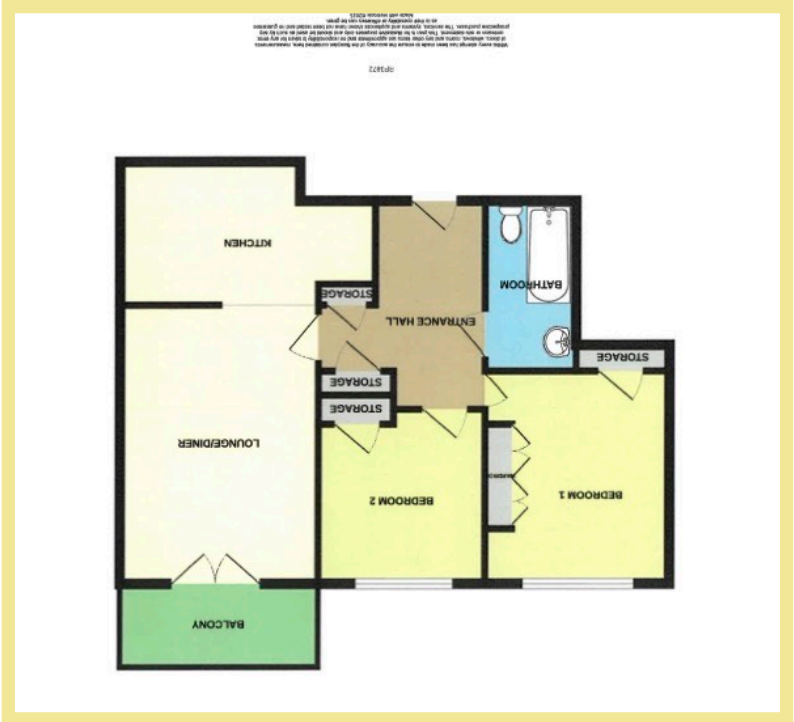


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

www.fletcherpoole.com



Apt.11, Rhos Abbey  
Rhos Promenade  
Rhos On Sea  
LL28 4QA



# Two Bedroom Second Floor Apartment With Balcony Overlooking The Mountains & Situated In The Heart Of Rhos on Sea

## Description

A well presented two bedroom second floor apartment with a good sized balcony benefitting from far reaching views over the mountains.

Rhos Abbey is a purpose built, well managed & maintained development situated in the heart of Rhos on Sea, steps away from the promenade & beach and walking distance to the local shops, cafes and other amenities.

The apartment comprises of:-

- Secure communal entrance with lift and stairs to all floors, apartment private front door, hallway with built-in storage, spacious lounge/diner with good sized balcony and far reaching mountain views, kitchen, two double bedrooms both with fitted storage and a bathroom.

Outside to the rear there is an off road allocated parking space.

The apartment benefits from UPVC double glazing and gas central heating throughout.

Viewing is highly recommended to appreciate the convenient location, layout and far reaching mountain views from the balcony.

- ✓ PURPOSE BUILT TWO BEDROOM SECOND FLOOR APARTMENT
- ✓ BALCONY WITH FAR REACHING MOUNTAIN VIEWS
- ✓ ALLOCATED OFF ROAD PARKING SPACE
- ✓ STEPS FROM THE PROMENADE & BEACH & WALKING DISTANCE TO THE LOCAL SHOPS, CAFES & OTHER AMENITIES
- ✓ NO CHAIN

## Lounge/Diner

5.46m x 3.36m (17'11" x 11'0")



## Kitchen

3.01m x 2.38m (9'10" x 7'10")



## Bedroom One

3.59m x 3.11m (11'10" x 10'3")



## Bedroom Two

3.67m x 2.84m (12'0" x 9'4")

## Bathroom

2.86m x 1.51m (9'5" x 5'0")



## Balcony

3.21m x 1.41m (10'6" x 4'8")

## 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 1 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 left onto the promenade where Rhos Abbey Apartments can be found on the left hand side

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

NB The apartment is leasehold on a 999 year lease from 2000  
Service Charge is £440 per quarter  
Peppercorn Ground Rent

2 Bedroom  
Second Floor  
Apartment

Apt.11, Rhos Abbey  
Rhos Promenade  
Rhos On Sea  
LL28 4QA

£184,950

NO CHAIN

Reference Number:RP3872

28/02/25

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: [rhos@fletcherpoole.com](mailto:rhos@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		