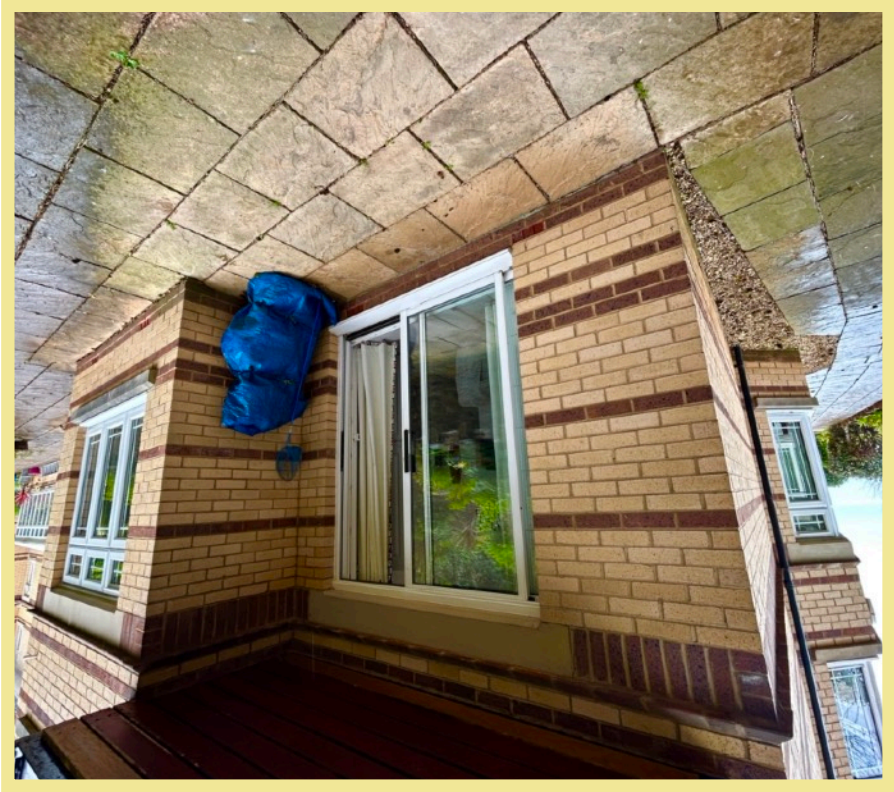
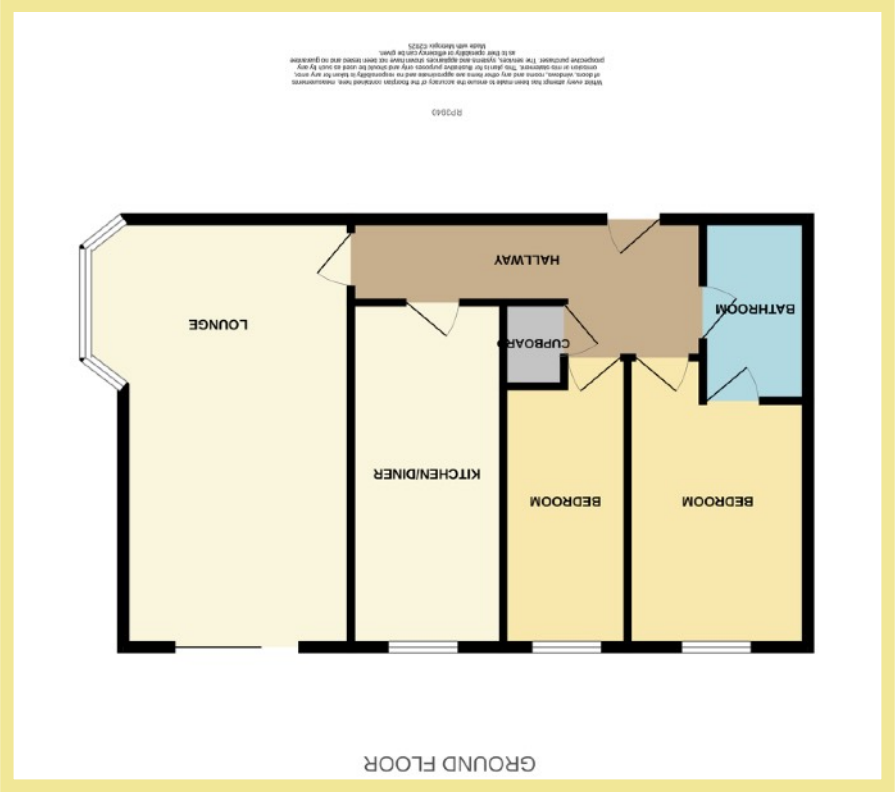


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



4 Westbury
West Promenade
Rhos on Sea
LL28 4BY

Beautifully Presented Two Bedroom Ground Floor Apartment With Garden & Situated Next To The Promenade

Description

A beautifully presented two-bedroom ground floor apartment with a small garden to the rear and situated close to the promenade and village. The property has been refurbished by the current owners to include a modern fitted kitchen with integrated appliances, modern contemporary bathroom, redecorated and carpets throughout. The property also benefits from UPVC double glazed windows with security grills, gas CH and viewing is highly recommended to appreciate the presentation throughout, modern kitchen and location. Westbury is a well-maintained development with a secure keypad & intercom communal entrance system, resident's 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. The accommodation briefly comprises, hallway, spacious lounge with dual aspect windows with feature bay window with sea views and patio door onto the garden, kitchen/ diner with modern fitted kitchen with integrated 4 ring gas hob with extractor fan above, electric oven with warming draw and combination microwave, master double bedroom with fitted wardrobes, a smaller single bedroom, modern contemporary Jack and Jill bathroom with shower over the bath and cupboard for storage. Outside there are communal gardens and to the front the property benefits from one allocated parking space.

- ✓ WELL PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ SITUATED CLOSE TO THE PROMENADE & VILLAGE
- ✓ SMALL PATIO AREA TO THE REAR
- ✓ MODERN KITCHEN AND BATHROOM
- ✓ ONE ALLOCATED OFF ROAD PARKING SPACE
- ✓ NO CHAIN

Lounge

6.33m x 3.51m (20'9" x 11'6")



Kitchen/Diner

6.17m x 2.13m (20'3" x 7'0")



Master Bedroom

4.29m x 2.94m (14'1" x 9'8")



Bathroom

2.47m x 1.87m (8'1" x 6'2')



Bedroom Two

4.27m x 1.89m (14'0"x 6'3")

Cupboard

1.36m x 0.88m (4'6" x 2'11")

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 £2107.67
To include building insurance & maintenance to the communal areas

2 Bedroom Ground Floor Apartment

4 Westbury
West Promenade
Rhos on Sea
LL28 4BY

£199,950

Reference Number:RP3940
17/04/25

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:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		