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www.fletcherpoole.com

Fletcher & Poole



Apt.12a, Cranford Court
Abbey Road
Rhos On Sea
LL28 4PA

Spacious Two Bedroom Ground Floor Apartment With Large Private Rear Garden & Own Entrance Situated In A Sought After Location

Description

This spacious two bedroom ground floor apartment has its own private, large rear garden at the rear and own entrance to the side of the building. Steps away from the promenade & beach and walking distance to the local shops, cafes and other amenities in the sought after location of Rhos on Sea. The apartment comprises of:- Private entrance door to the side of the building, entrance hallway with original parquet flooring throughout, spacious lounge with bay window and feature fireplace, kitchen, w.c, bedroom with bay window overlooking the garden, second bedroom (currently used as a dining room) with French doors into the garden, bathroom with free standing bath and separate shower. A door leads from the hallway into a good sized storage area with power and plumbing. The enclosed rear garden is lawned with patio seating areas and a selection of trees, plants & shrubs. Garden sheds for storage. Access to the apartment entrance at the side of the garden via timber gate. Benefitting from UPVC double glazed windows and gas central heating throughout. Viewing is essential to appreciate this spacious apartment with large private garden and convenient location in this sought after area.

- ✓ SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ OWN PRIVATE ENCLOSED REAR GARDEN WITH PATIO SEATING AREAS
- ✓ PRIVATE ENTRANCE TO THE APARTMENT AT THE SIDE OF THE BUILDING
- ✓ STEPS AWAY FROM THE PROMENADE & BEACH
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, CAFES & OTHER AMENITIES
- ✓ CONVENIENT & SOUGHT AFTER LOCATION

Hallway

4.32m x 1.19m (14'2" x 3'11")
3.98m x 1.50m (13'1" x 4'11")

Lounge

4.66m x 4.45m (15'4" x 14'7")



Kitchen

3.17m x 2.12m (10'5" x 6'11")

Storage Room

3.22m x 0.95m (10'7" x 3'2")

Bedroom One

4.04m x 3.63m (13'3" x 11'11")



Bedroom Two

3.95m x 3.20m (13'0" x 10'6")

Bathroom

3.17m x 1.89m (10'5" x 6'3")



Separate W.C.

2.40m x 0.94m (7'10" x 3'1")

Location

Rhos on Sea is a very popular seaside resort famous for its shops and amenities. It is located between the larger resorts of Colwyn Bay and Llandudno which are 1 mile and 3 miles respectively and is also close to the A55 dual carriageway for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn left down Penrhyn Avenue, take the first right turn onto Colwyn Avenue, at the "T" Junction turn left onto Abbey Road where Cranford Court can be found on the left.

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

Energy Performance Rating Band D

NB Apartment is leasehold on a 999 year lease from 1973

Maintenance charge is £140 a month
Ground rent is £5 per annum

2 Bedroom
Ground Floor
Apartment

Apt 12a, Cranford
Court
Abbey Road
Rhos On Sea
LL28 4PA

£159,950

Reference Number:RP3939

23/04/25
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: rhos@fletcherpoole.com
web: www.fletcherpoole.com

