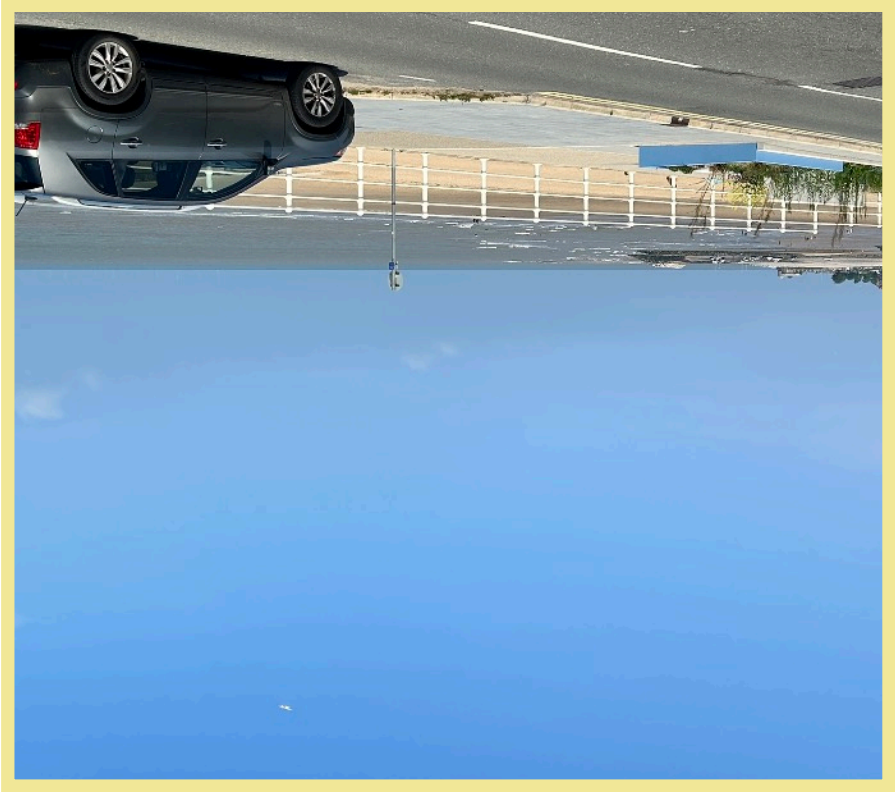


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



6 Westbury  
West Promenade  
Rhos on Sea  
LL28 4BY



# Light & Spacious Two Bedroom Ground Floor Apartment With Stunning Sea Views From The Lounge & Both Bedrooms

## Description

This beautifully presented two bedroom ground floor apartment has stunning sea views of the Bay and coastline from the lounge and both bedrooms. Situated in the well established and maintained development of “Westbury” with just 18 apartments and located directly on Rhos on Sea promenade which has recently been transformed and upgraded. The apartment is also walking distance to the local shops and amenities of both Rhos on Sea and Colwyn Bay.

The development has a shared entrance with a secure keypad and intercom system and is set within well maintained grounds.

In brief the apartment comprises of:

Private apartment entrance door, hallway with storage cupboards, light and spacious lounge with bay window and stunning uninterrupted sea views of the Bay and coastline, kitchen, double bedroom, second bedroom both with sea views and fitted wardrobes and a large bathroom.

There are recently installed UPVC double glazed windows, modern efficient electric radiators and Antico flooring in the kitchen and bedrooms. The apartment benefits from an allocated parking space and additional visitor parking.

The development has a lift and stairs to all floors, conservatory lounge with doors opening out onto a patio seating area, communal laundry room on the first floor with washing machine and dryer.

- ✓ TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ STUNNING SEA VIEWS FROM THE LOUNGE & BOTH BEDROOMS
- ✓ SITUATED DIRECTLY ON THE PROMENADE
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS & AMENITIES
- ✓ ALLOCATED PARKING SPACE
- ✓ WELL MAINTAINED & ESTABLISHED DEVELOPMENT
- ✓ CONSERVATORY, LOUNGE & LAUNDRY ROOM
- ✓ NO CHAIN

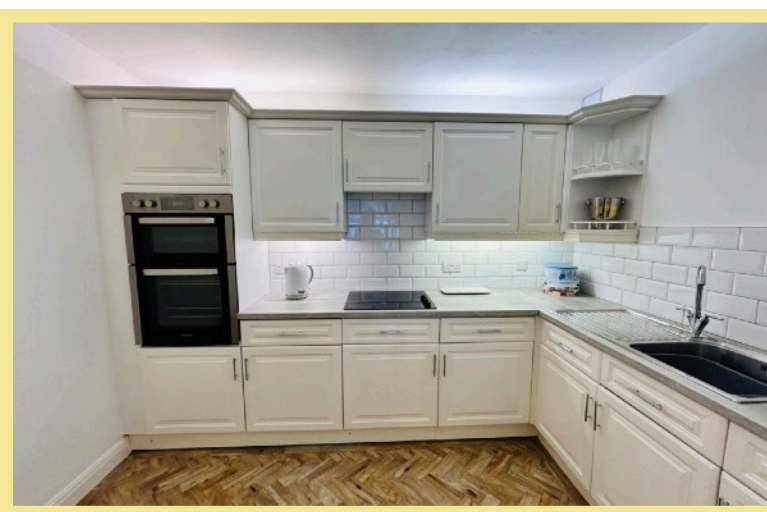
## Lounge

6.45m x 3.14m (21’2” x 10’4”)



## Kitchen

3.14m x 2.15m (10’4” x 7’1”)



## Bedroom One

4.17m x 2.65m (13’8” x 8’8”)



## Bedroom Two

4.17m x 1.89m (13’8”x 6’3”)

## Bathroom

2.81m x 2.18m (9’3” x 7’2”)



## 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](http://www.voa.gov.uk))

Energy Performance Rating Band C

NB. The apartment is leasehold on a 125 year lease from January 1993

## 2 Bedroom Ground Floor Apartment

6 Westbury  
West Promenade  
Rhos on Sea  
LL28 4BY

£189,950

Reference Number:RP3601  
16/03/21

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		