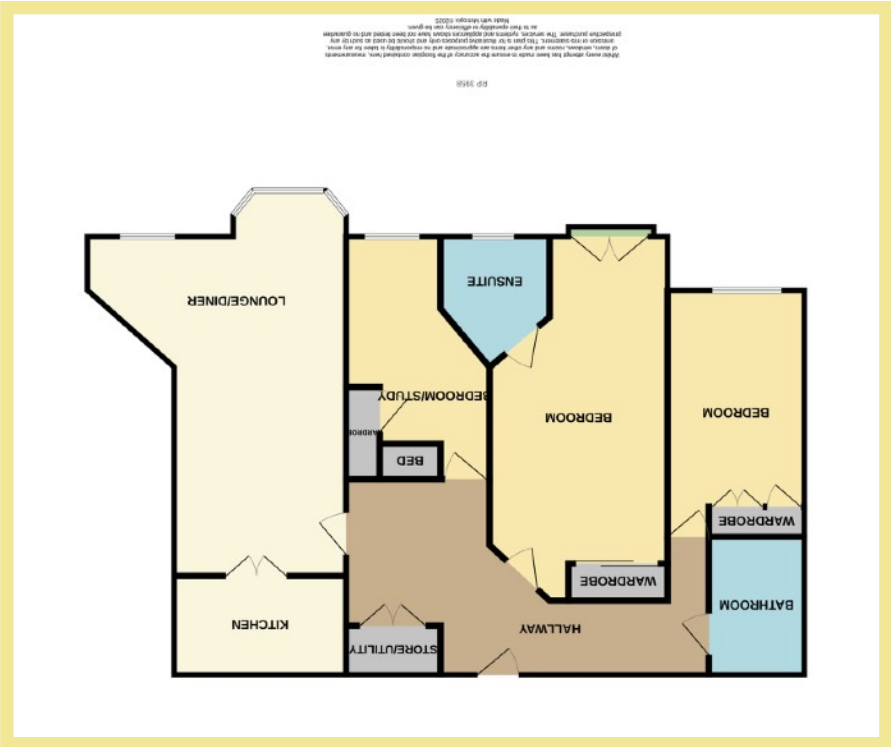


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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



Three Bedroom Third Floor Retirement Apartment Situated In The Centre Of Rhos On Sea

Description

This three bedroom third floor retirement apartment is part of Adlington House, a well maintained development offering a wide range of facilities and situated in the center of Rhos on Sea village. This particular apartment offers light and spacious accommodation and far-reaching views over the village towards the coast and distant hills. Viewing is recommended to not only appreciate the size and layout of the accommodation but also this lovely south facing aspect.

A secure communal entrance gives access to the building and there is a lift or stairs to the apartment which comprises of an impressive hallway with a built-in cupboard housing the washing machine, good size lounge/diner with a marble fire surround and inset electric flame affect fire, built in TV and double doors opening into the kitchen with integral Smeg appliances, master bedroom with ensuite wet room and Juliette balcony to enjoy the views, two further bedrooms with fitted wardrobes and the third bedroom including a pull down bed and a modern contemporary bathroom. There is UPVC double glazing and electric heating.

Adlington House offers independent, secure living with the option of 24 hour onsite care and support if required. The management team and residents organize events and excursions, there is also an onsite bistro, guest suite, hairdressing salon, quiet lounge, assisted bathroom, library, IT suite, communal lounge, gym and patio. There is also a cleaning, washing, ironing, decorating and general apartment maintenance service available.

- ✓ THREE BEDROOM THIRD FLOOR RETIREMENT APARTMENT
- ✓ LIGHT & SPACIOUS ACCOMMODATION WITH FAR REACHING VIEWS
- ✓ SITUATED IN THE CENTRE OF RHOS ON SEA
- ✓ PART OF A WELL MAINTAINED DEVELOPMENT
- ✓ NO CHAIN

Hallway

6.66m x 3.55m (21'10" x 11'8") Maximum

Lounge

7.06m x 4.74m (23'2" x 15'7") Maximum



Kitchen

3.15m x 1.81m (10'4" x 6'0")

Bathroom

2.52m x 1.74m (8'3" x 5'9")

Bedroom One

6.67m x 3.47m (21'11" x 11'5")



Ensuite

2.47m x 2.31m (8'1" x 7'7")



Bedroom Two

4.52m x 2.66m (14'10" x 8'9")

Bedroom Three

4.52m x 2.93m (14'10" x 9'8") Maximum

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 one 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 down Penrhyn Avenue, take the first right turn onto Colwyn Avenue, at the T Junction turn onto Abbey Road where Adlington House can be located on the corner.

N.B Leasehold property of 125 years from 2009
Mandatory service charge of £318.51 pcm which includes water rates and mandatory well being charge of £335.37 pcm. Further care services are available at a cost. On resale there are administration charges and a contingency fund contribution.

Management Company: MHA (Methodist Homes)
Mobility scooter shed subject to availability

Council Tax Band: "F" (provided on www.voa.gov.uk)
Energy Performance Rating Band C

3 Bedroom
Third Floor
Retirement
Apartment

45 Adlington House
Abbey Road
Rhos on Sea
LL28 4PU

£260,000

NO CHAIN

Reference Number:RP3958
6/05/25
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

