

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

Fletcher & Poole
DIAMOND COLLECTION



Apt.7, East Wing Harbourside
35 Marine Drive
Rhos on Sea
LL28 4NL

Immaculately Presented Third Floor Two Bedroom Apartment With Stunning Panoramic Views Of The Coastline

Description

An immaculately presented two bedroom third floor apartment is simply “stunning” with panoramic views of the coastline from Sunrise to Sunset situated in a prime seafront location in the award winning Harbourside development which takes inspiration from the Art Deco Era. Steps away from the promenade & beach and walking distance to the local shops, cafes and other amenities in the heart of Rhos on Sea. A short drive to both Llandudno & Colwyn Bay. Inside the rooms are spacious and bathed in light with an immaculate finish and attention to detail. The apartment comprises of:-

Secure communal entrance with video door entry system, lift & stairs to all floors, apartment private entrance door, hallway with good sized built in storage, open plan lounge/kitchen/diner with the spectacular triple glazed curved floor to ceiling windows taking in those stunning panoramic coastal views, high gloss white kitchen with integrated appliances, feature island with hob and extractor, granite worktops and porcelain tiled floor to the kitchen area. Master bedroom with ensuite shower room, curved windows with more stunning views, 2nd double bedroom with curved window overlooking the hills, contemporary bathroom with bath and separate walk-in shower.

Outside, the apartment is set within beautifully maintained & landscaped gardens.

Apartment 7 has the added benefit of 2 allocated parking spaces within the private off road car park with secure barrier entry. Triple glazed windows and gas central heating throughout.

This apartment must be viewed to appreciate the immaculate standard of finish and attention to detail, stunning panoramic coastal views and fabulous location.

- ✓ IMMACULATELY PRESENTED TWO BEDROOM THIRD FLOOR APARTMENT
- ✓ STUNNING PANORAMIC COASTAL VIEWS
- ✓ PRIME SEAFRONT LOCATION
- ✓ TWO ALLOCATED OFF ROAD PARKING SPACES
- ✓ LIGHT & SPACIOUS OPEN PLAN LOUNGE/KITCHEN/DINER
- ✓ SET WITHIN BEAUTIFULLY MAINTAINED GARDENS
- ✓ IN THE HEART OF RHOS ON SEA- WALKING DISTANCE TO THE LOCAL SHOPS, CAFES, PROMENADE & BEACH
- ✓ OPTION TO PURCHASE FURNITURE



2 Bedroom Third Floor Apartment

Apt.7, East Wing
Harbourside
35 Marine Drive
Rhos On Sea
LL28 4NL

£450,000

Reference Number: RP3962
13/05/25

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



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Hallway

25'1" x 7'0" (7.65m x 2.12m)

Lounge/Kitchen/Diner

38'7" x 23'5" (11.75m x 7.14)

Bedroom One

22'5" x 12'4" (6.82m x 3.75m)

Ensuite

8'6" x 5'6" (2.59m x 1.66m)

Bedroom Two

16'3" x 9'7" (4.94m x 2.92m)

Bathroom

16'3" x 7'6" (4.94m x 2.28m)

Store

1.80m x 1.08m (5'11"x 3'7")

Storage Cupboard

8'6" x 2'2" (2.59m x 0.66m)



Location

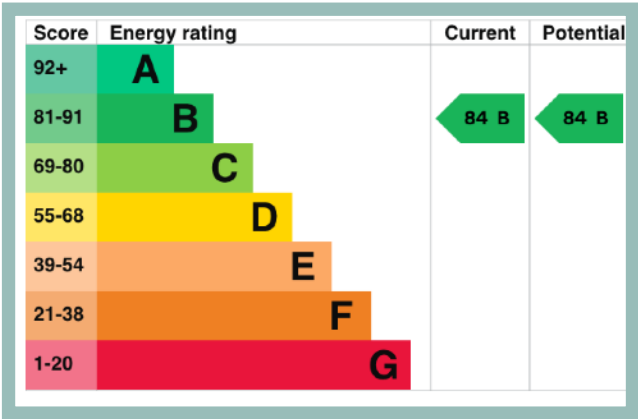
Rhos on Sea is a delightful and bustling seaside village with a wealth of individual shops and cafe's. Situated on the spectacular North Wales Coast with superb sea views and within easy reach of the Victorian town of Llandudno and the historic walled town of Conwy. Rhos on Sea provides a stunning base to explore North Wales and its wealth of features including the mountains, lakes, beaches and sites of historic interest

Directions

From our Rhos-on-Sea office turn towards the Promenade, turn left onto the Promenade, continue along Marine Drive passing the Rhos Fynach Public House on the left, the Harbourside Apartments can be found approximately 100 yards further along on the left hand side at the corner with Colwyn Avenue.

Council Tax Band: E (provided on voa.gov.uk)

Energy Performance Rating Band B



NB The Apartment is leasehold with the freehold being owned by the Management Company and each apartment owns a 1/18 share of the Management Company.

Maintenance charge is £1,800 per annum

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Third Floor
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