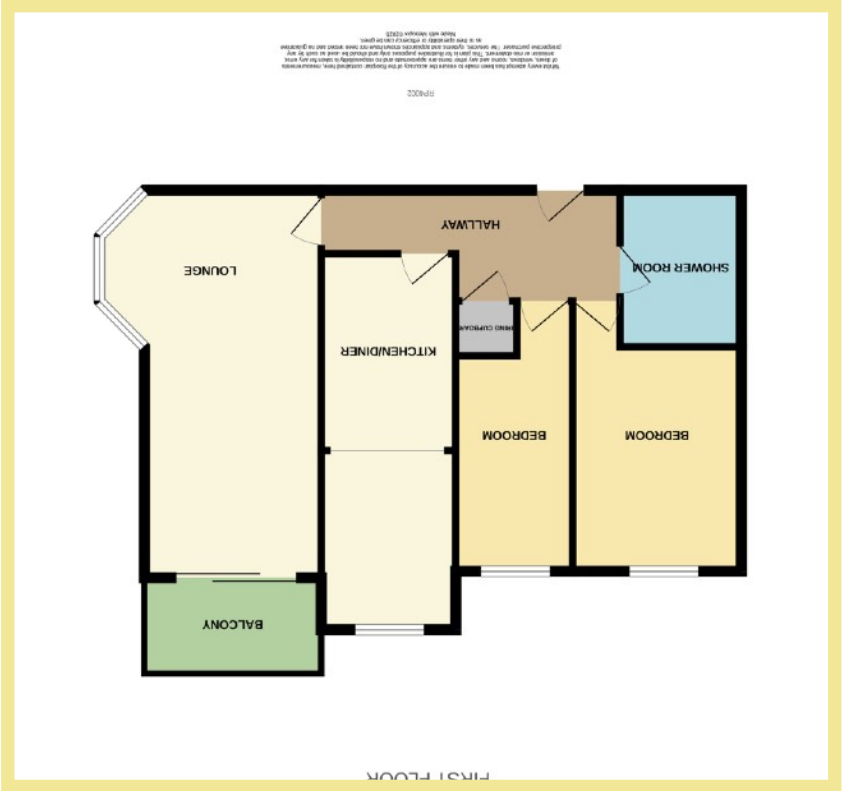


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Immaculately Presented Two Bedroom First Floor Apartment With Balcony & Allocated Parking Space Situated In A Prime Seafront Location

Description

This immaculately presented two bedroom first floor apartment is set within the well maintained & established development of “Westbury”. Located in a prime seafront position, steps away from the promenade & beach and walking distance to the local shops, cafes & other amenities of both Rhos on Sea & Colwyn Bay. “Westbury” has a shared entrance with secure keypad & intercom entry system, lift & stairs to all floors, communal laundry room & communal conservatory lounge with doors opening out onto a patio seating area in the beautifully maintained gardens. Upgraded & redecorated to a high standard by the current owners Apartment 10 comprises of:- Private apartment entrance door, hallway with built-in storage, lounge with media wall, bay window overlooking the beach & Rhos on Sea harbour to the side and doors out onto the good sized balcony overlooking the beautiful gardens at the rear, new contemporary kitchen/diner with granite worktops and integrated appliances including: oven, microwave, fridge freezer and induction hob, master bedroom, second bedroom with a range of fitted wardrobes and good sized shower room with walk-in shower. The apartment benefits from an allocated off road parking space, hard wood double glazed windows and gas central heating. Viewing is essential to appreciate the prime seafront location and immaculate, upgraded interior this apartment has to offer.

- ✓ IMMACULATELY PRESENTED & UPGRADED TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ BALCONY OVERLOOKING THE GARDENS
- ✓ CONTEMPORARY KITCHEN/DINER
- ✓ ALLOCATED OFF ROAD PARKING SPACE
- ✓ PRIME SEAFRONT LOCATION-STEPS AWAY FROM THE PROMENADE & BEACH
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, CAFES & OTHER AMENITIES
- ✓ SET WITHIN A WELL ESTABLISHED & MAINTAINED DEVELOPMENT WITH LIFT & STAIRS TO ALL FLOORS
- ✓ COMMUNAL PATIO SEATING AREA WITHIN BEAUTIFULLY MAINTAINED GARDENS
- ✓ COMMUNAL CONSERVATORY LOUNGE & LAUNDRY ROOM

Lounge

6.17m x 3.71m (20’3” x 12’2”)



Kitchen/Diner

6.02m x 2.13m (19’9” x 7’0”)



Bedroom One

4.29m x 2.94m (14’1” x 9’8”)



Bedroom Two

4.29m x 1.85m (14’1” x 6’1”)

Shower Room

2.49m x 1.87m (8’2”x 6’2”)



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)

Energy Performance Rating Band C

NB. The apartment is leasehold on a 125 year lease from 1995

Ground rent is £135 annually
Service Charge is £2117
To include building insurance & maintenance to the communal areas

2 Bedroom First Floor Apartment

10 Westbury
West Promenade
Rhos on Sea
LL28 4BY

£220,000

Reference Number:RP4002
18/06/25

Fletcher & Poole,
1A, Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

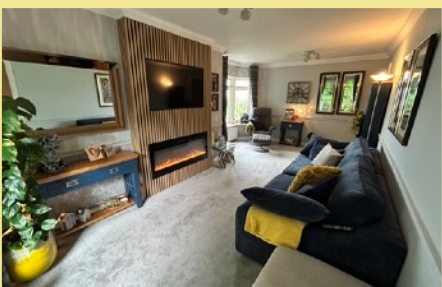
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email:
rhosonseaf@fletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		