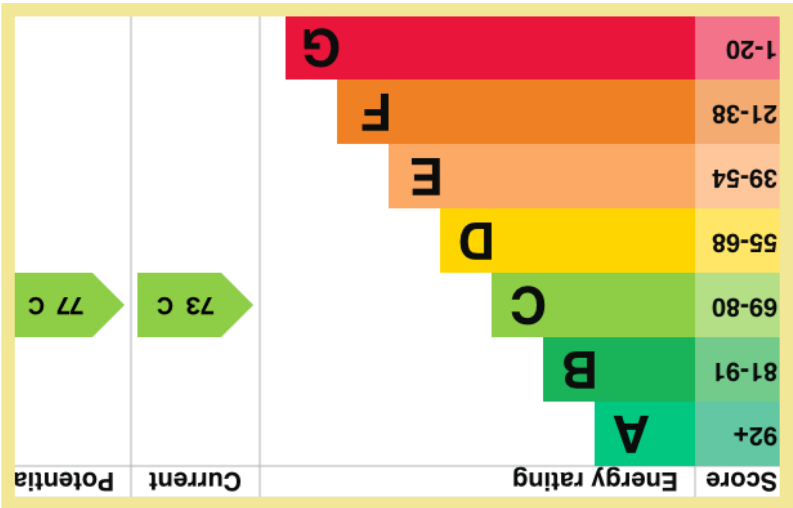


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



7 Penrhyn Park
Penrhyn Avenue
Rhos on Sea
LL28 4PL

One Bedroom Ground Floor Retirement Apartment Overlooking The Park & Situated In The Heart Of Rhos on Sea

Description

Situated in the heart of Rhos on Sea, walking distance to the local shops, bus stop, promenade & beach. A short drive to both Llandudno & Colwyn Bay.

This one bedroom ground floor retirement apartment overlooks the park and is part of the well managed & maintained Penrhyn Park development for the over 55s'

Benefitting from a house manager, secure communal entrance with security intercom system, lift to all floors, careline pullcord system in each apartment, communal lounge & laundry room.

Set in communal gardens with seating areas and car park.

The apartment comprises of:-

Hallway with good sized built-in storage cupboard, lounge/diner with views over the park, kitchen, double bedroom also overlooking the park with fitted wardrobes and shower room.

UPVC double glazed windows and electric storage heaters throughout.

Viewing is essential to appreciate the well managed development and the convenient location this retirement apartment offers.

- ✓ ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT
- ✓ OVERLOOKING THE PARK
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, PROMENADE, BEACH & BUS STOP
- ✓ COMMUNAL LOUNGE, LAUNDRY ROOM & GARDENS
- ✓ NO CHAIN

Lounge/Diner

5.09m x 3.16m (16'9" x 10'5")



Kitchen

2.22m x 1.78m (7'3" x 5'10')



Bedroom

4.01m x 2.73m (13'2" x 9'0")



Shower Room

2.07m x 1.68m (6'10" x 5'6")



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 and the motorways beyond, also close to the main rail line Holyhead to Euston.

Directions

From the Rhos On Sea office turn left down Penrhyn Avenue where Penrhyn Park can be found after a short distance on the left.

NB The Apartment is leasehold

Service charge £1,670.91 twice a year
This includes: Buildings insurance, water rates, lift, general maintenance to communal areas, careline, house manager and communal laundry.

Ground rent every 6 months is £264.61

Allocated parking is £25 every 6 months
NO PETS ALLOWED
Council Tax Band: B
Energy Efficiency Rating: Band C

1 Bedroom
Ground Floor
Retirement Apartment

7 Penrhyn Park
Penrhyn Avenue
Rhos On Sea
LL28 4PL

£59,950

NO CHAIN

Reference Number:RP4029
8/07/25

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:
rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com

