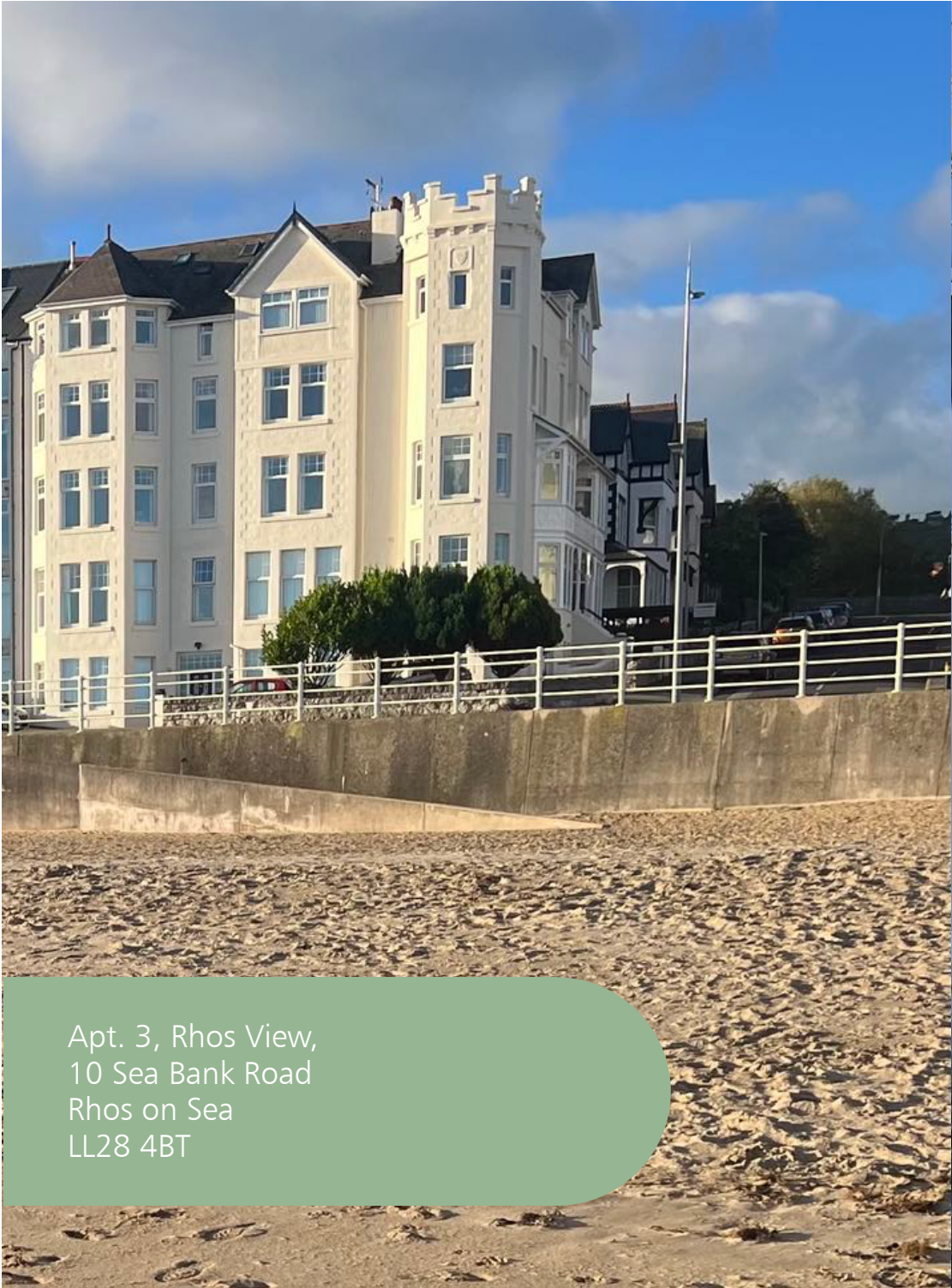


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Two Bedroom Upper Ground Floor Apartment Steps Away From The Promenade & Beach With Allocated Parking Space

Description

This two bedroom upper ground floor apartment is situated steps away from the promenade & beach. Walking distance to the local shops & other amenities of both Rhos on Sea & Colwyn Bay. Enjoying sea views from the open plan lounge/kitchen/diner from the bay window. Entrance is through the secure communal porch where apartment no:3 is to be found on the upper ground floor. Comprising of:- Hall, lounge/kitchen/diner, two double bedrooms and bathroom. The apartment benefits from an allocated parking space, gas central heating and UPVC double glazing. Viewing is essential to appreciate the lovely location this apartment has to offer.

- ✓ TWO BEDROOM UPPER GROUND FLOOR APARTMENT
- ✓ ALLOCATED PARKING SPACE
- ✓ STEPS AWAY FROM THE PROMENADE & BEACH
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS & OTHER AMENITIES
- ✓ NO CHAIN

Hall

4.66m x 1.07m (15'4" x 3'6")

Lounge/Kitchen/Diner

6.33m x 4.57m (20'9" x 15'0")



Bedroom One

4.57m x 2.65m (15'0" x 8'9")



Bedroom Two

3.08m x 2.00m (10'1" x 6'7")

Bathroom

3.50m x 1.20m (11'6" x 3'11")



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 right towards the Promenade, turn right onto the Promenade, continue along the Promenade for just under one mile, where Sea Bank Road can be found on the right and No. 10 immediately on the left hand side.

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

NB. The apartment is leasehold on a 999 year lease from 2004 and also has 1/6 share of the freehold

Service charge currently £70 per month including building insurance and building maintenance

2 Bedroom Upper Ground Floor Apartment

Apt.3, Rhos View
10 Sea Bank Road
Rhos on Sea
LL28 4BT

£149,950

Reduced From £154,950
NO CHAIN

Reference Number:RP4014
26/06/2025

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

