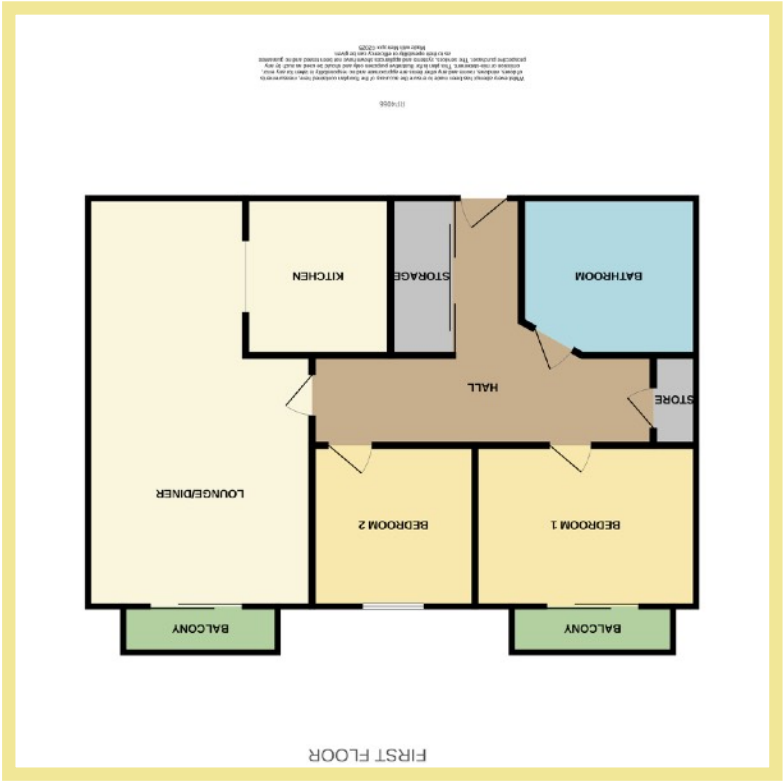


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Apt. 30, Rhos Manor
Penrhyn Avenue
Rhos on Sea
LL28 4PN

Beautifully Presented Two Bedroom First Floor Retirement Apartment Benefitting From Two Balconies & Close To Local Amenities

Description.

This two-bedroom first floor retirement apartment is part of Rhos Manor which is a well-maintained development situated in the centre of Rhos on Sea village. This particular apartment benefits from two balconies and is well presented throughout. The property has been refurbished and benefits from a new Shaker style kitchen in the last 3 years, modern shower room and new carpets and Karndean flooring in the last 12 months.

The accommodation in brief comprises of entrance hallway with mirrored storage cupboards, modern shower room, a large double bedroom with fitted wardrobes and a balcony, a smaller double bedroom, lounge/ diner with a second balcony and a modern fitted kitchen with integrated oven and hob and a free standing fridge.

Viewing is highly recommended to appreciate the spacious layout and convenient location of the apartment

- ✓ TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT
- ✓ BENEFITS FROM TWO PRIVATE BALCONIES
- ✓ MODERN KITCHEN & SHOWER ROOM
- ✓ SITUATED IN THE CENTRE OF RHOS ON SEA
- ✓ PART OF A WELL MAINTAINED DEVELOPMENT
- ✓ NO CHAIN

Lounge/Diner

7.64m x 4.27m (25'1" x 14'0")



Kitchen

2.24m x 2.13m (7'4" x 7'0")



Shower Room

2.44m x 1.96m (8'0" x 6'5")



Bedroom One

4.51m x 2.69m (14'10" x 8'10")



Bedroom Two

4.51m x 1.90m (14'10" x 6'3")

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 left down Penrhyn Avenue, take the first right turn where Rhos Manor can be found on the corner.

Council Tax Band: "D" (provided on www.voa.gov.uk)

Energy Performance Rating Band B

NB. The apartment is leasehold on a 125 year lease from 1991

£3446.85 service charge per annum
£232 building insurance per annum
£135 ground rent per annum

Includes water costs, lift, gardening, outside maintenance, decorating and cleaning of public spaces.

2 Bedroom First Floor Apartment

Apt.30, Rhos Manor
Penrhyn Avenue
Rhos on Sea
LL28 4PN

£159,950

Reference Number:RP4066
6/08/25

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:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		