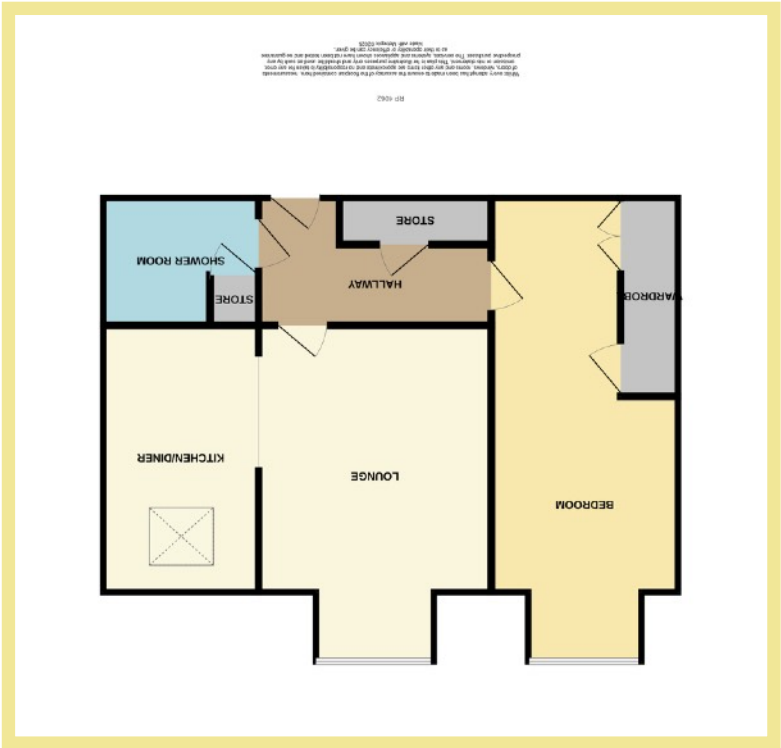


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Apartment 39
Penrhyn Court
Penrhyn Bay
LL30 3EJ

Spacious One Bedroom Second Floor Retirement Apartment Situated Close To Local Amenities

Description

This spacious and light one bedroom second floor retirement apartment is part of a well maintained development for the over 60s, close to all the amenities of Penrhyn Bay and just a short walk to the promenade and Angel Bay. Penrhyn Court has an onsite manager, 24 hour emergency call system and a lift to all floors. There is also a residents' communal lounge, library, laundry room and two guest suites. Outside there is private parking and beautifully landscaped gardens. This apartment comprises of a large hallway with built in storage, spacious lounge with feature bay window and an open archway leading through to the kitchen/ diner, a large double bedroom with fitted wardrobes and a shower room. There is UPVC double glazing and electric storage heaters. Viewing is highly recommended to fully appreciate the size and layout of the apartment and the well-maintained development.

- ✓ ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT
- ✓ LIGHT & SPACIOUS ACCOMMODATION
- ✓ PART OF A WELL MAINTAINED DEVELOPMENT
- ✓ CLOSE TO ALL AMENITIES OF PENRHYN BAY

Lounge

5.29m x 3.64m (17'4" x 11'11") Maximum



Kitchen/Diner

4.22.m x 2.43m (13'10" x 8'0")



Bedroom

7.26m x 2.94m (23'10" x 9'8") Maximum



Shower Room

2.42m x 2.16m (8'0" x 7'1")



Location

The property is conveniently located in Penrhyn Bay close to the local shops and other amenities, close to a bus route and the local 18 hole golf course. The Victorian resort of Llandudno is approximately three miles distance.

Directions

From the Rhos On Sea office turn towards the Promenade, turn left onto the Promenade, continue along this road onto Glan Y Mor Road, pass the golf course on the left, at the roundabout take the second exit onto Trafford Park, where Penrhyn Court can be found after a short distance on the right.

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

Energy Performance Rating Band C

NB Apartment is leasehold on a 125 year lease from 1991

Service charge - currently £255.92 per month which includes buildings insurance, water rates, and building and grounds maintenance.

1 Bedroom
Second Floor
Retirement
Apartment

Apartment 39
Penrhyn Court
Penrhyn Bay
LL30 3EJ

£80,000

Reference Number:RP4062
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: rhos@fletcherpoole.com
web: www.fletcherpoole.com

