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www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	
55-68	D		80 C
39-54	E		
21-38	F		
1-20	G		



Apt. 1, Rhos Manor
Penrhyn Avenue
Rhos on Sea
LL28 4PN

Two Bedroom Ground Floor Retirement Apartment With Private Patio Seating Area Situated In The Heart Of Rhos on Sea Village

Description

This two bedroom ground floor retirement apartment is situated in the heart of Rhos on Sea. Steps away from the local shops, bus stop, cafes, promenade & beach. Rhos Manor is a well managed & maintained retirement development for the over 55's. Benefitting from an on-site house manager, secure communal entrance, lift & stairs to all floors, careline pull-cord system in all apartments, communal lounge, laundry room & guest suite. All set within beautiful communal gardens.

Apartment 1, on the ground floor also has the extra benefit of it's own private patio seating area. The apartment comprises of:- Hallway with good-sized, mirrored built-in storage cupboard, light & spacious lounge/diner opening into the kitchen at one end and with sliding doors out onto the private patio area at the other, two bedrooms both with fitted wardrobes and a bathroom. The apartment has UPVC double glazing and electric storage heating throughout.

- ✓ TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT FOR OVER 55'S
- ✓ PRIVATE PATIO SEATING AREA
- ✓ SET WITHIN THE WELL MANAGED & MAINTAINED RHOS MANOR DEVELOPMENT
- ✓ SECURE COMMUNAL ENTRANCE
- ✓ CARELINE PULL-CORD SYSTEM IN ALL APARTMENTS
- ✓ LIFT & STAIRS TO ALL FLOORS
- ✓ COMMUNAL LOUNGE, LAUNDRY ROOM & GUEST SUITE
- ✓ SET WITHIN BEAUTIFUL COMMUNAL GARDENS
- ✓ SITUATED IN THE HEART OF RHOS ON SEA- STEPS AWAY FROM THE LOCAL SHOPS, BUS STOP, CAFES, PROMENADE & BEACH
- ✓ NO CHAIN

Lounge/Diner

5.29m x 3.03m (17'4" x 9'11")



Kitchen

2.14m x 2.11m (7'0" x 6'11")

Bedroom Two

4.20m x 1.90m (13'10" x 6'3")

Bedroom One

4.20m x 1.90m (13'10" x 6'3")



Bathroom

1.94m x 2.14m (6'5"x 7'0")



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 C

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 Ground Floor Apartment

Apt.1, Rhos Manor
Penrhyn Avenue
Rhos on Sea
LL28 4PN

£149,950

Reduced From £154,950
Reference Number:RP4081
27/08/25

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

