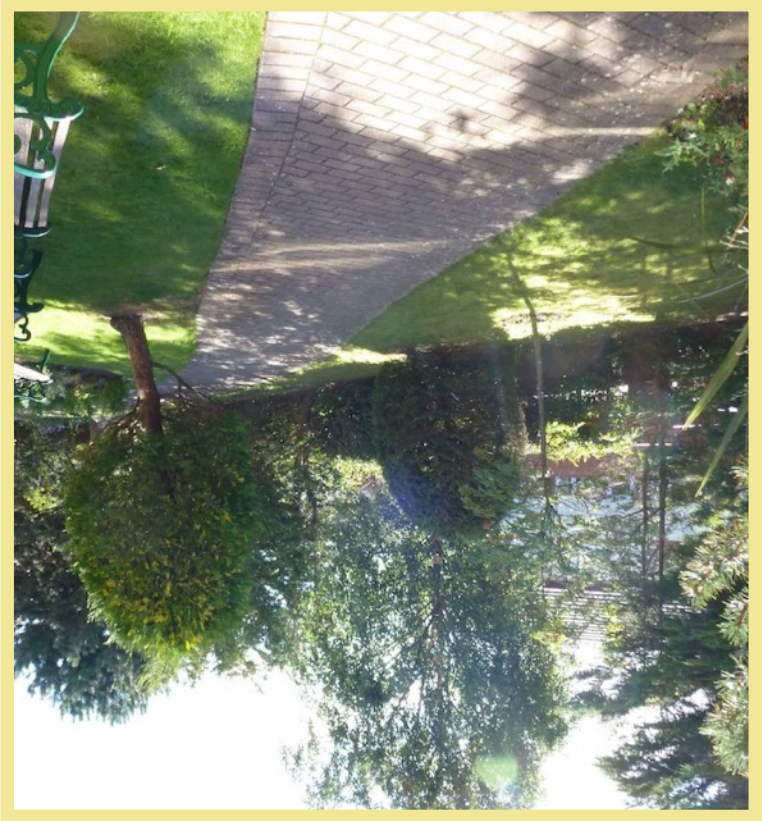
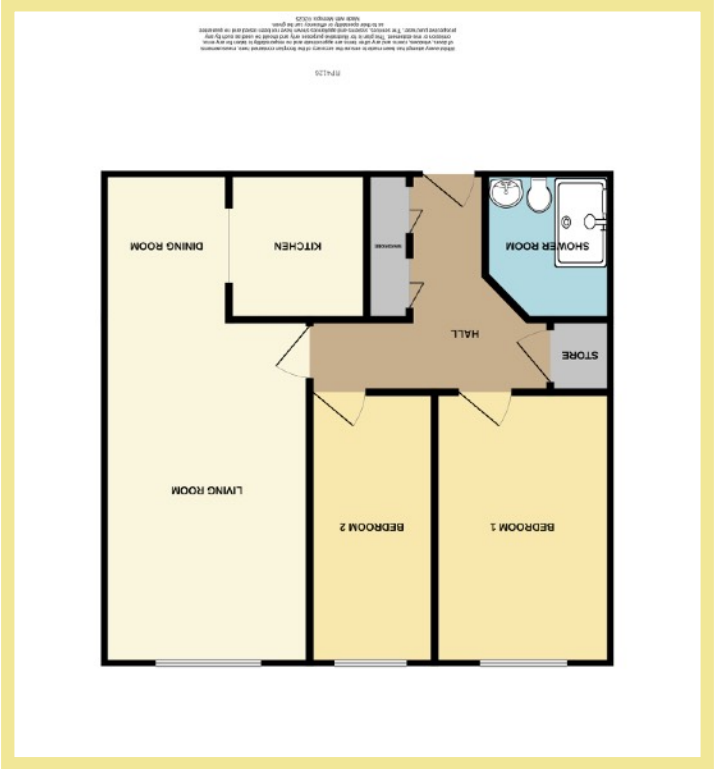


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcher&poole.com



18 Rhos Manor
Penrhyn Avenue
Rhos on Sea
LL28 4PN

Two Bedroom First Floor Retirement Apartment Situated In The Heart Of Rhos on Sea In a Well Managed Development For The Over 55's

Description

Apartment 18 is a south facing two bedroom first floor retirement apartment close to the lift & laundry room. Situated in the heart of Rhos on Sea-steps away from the local shops, bus stop, promenade & beach. Rhos Manor is a well managed & maintained 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 and guest suite. All set within beautiful communal gardens. The apartment comprises of:- Hallway with good sized, mirrored built-in storage, light & spacious lounge/diner opening into the kitchen, two double bedrooms (one with a range of fitted wardrobes) and a shower room. There are new digital electric radiators throughout and UPVC double glazed windows throughout.

- ✓ TWO BEDROOM SOUTH FACING FIRST FLOOR RETIREMENT APARTMENT
- ✓ SET WITHIN THE WELL MANAGED & MAINTAINED RHOS MANOR DEVELOPMENT FOR THE OVER 55'S
- ✓ 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 LOCAL SHOPS, BUS STOP, CAFES, PROMENADE & BEACH

Lounge/Diner

24'8" x 10'4" (7.52m x 3.15m)



Kitchen

7'0" x 6'11" (2.13m x 2.11m)



Shower Room

16'6" x 7'1" (5.04m x 2.16m)



Bedroom One

13'9" x 8'11" (4.20m x 2.70m)



Bedroom Two

13'9" x 6'3" (4.20m x 1.90m)

Location

Rhos on Sea is a very popular seaside resort famous for its shops and amenities. It is located between the larger resorts of Colwyn Bay and Llandudno and is also close to the A55 dual carriageway for easy access to Chester and the motorways beyond.

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.

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.

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

Current Energy Performance Rating Band C

2 Bedroom
First Floor
Retirement Apartment

18 Rhos Manor
Penrhyn Avenue
Rhos On Sea
LL28 4PN

£149,950

Reference Number:RP4126
15/10/25

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

