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www.fletcherpoole.com



Apt. 38, Rhos Manor
Penrhyn Avenue
Rhos on Sea
LL28 4PN

One Bedroom Second Floor Retirement Apartment Situated In The Heart Of Rhos on Sea In A Well Managed Development For The Over 55's

Description.

Apartment 38 is a one bedroom 2nd floor retirement in the Rhos Manor development for the over 55's. 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 benefitting from an on-site house manager, secure communal entrance, lift & stairs to all floors, careline pull-cord system in every apartment, 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, double bedroom and shower room. There are electric storage heaters and UPVC double-glazed windows throughout.

- ✓ ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT WITH EXTENSIVE VIEWS OVER THE PARK
- ✓ 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 THE LOCAL SHOPS, BUS STOP, PROMENADE & BEACH
- ✓ NO CHAIN

Lounge/Diner

6.24m x 3.15m (20'6" x 10'4")



Kitchen

2.14m x 2.14m (7'0" x 7'0")



Shower Room

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



Bedroom

4.24m x 2.97m (13'11" x 9'9")



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

Energy Performance Rating Band C

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

£2,377.80 maintenance 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.

1 Bedroom Second Floor Apartment

Apt.38, Rhos Manor
Penrhyn Avenue
Rhos on Sea
LL28 4PN

£99,950

Reference Number:RP4129
20/10/25

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:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com

