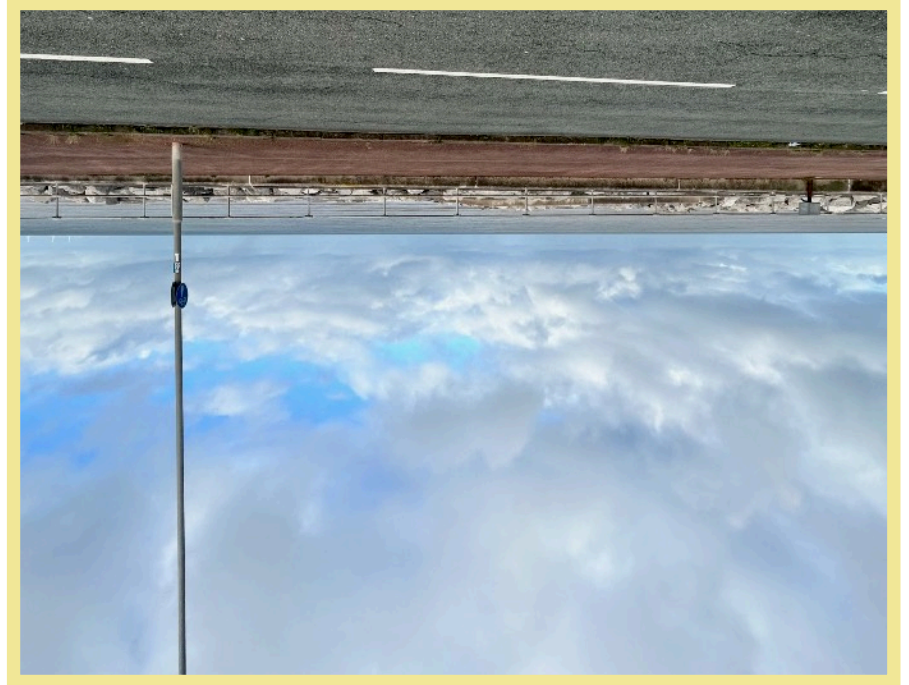
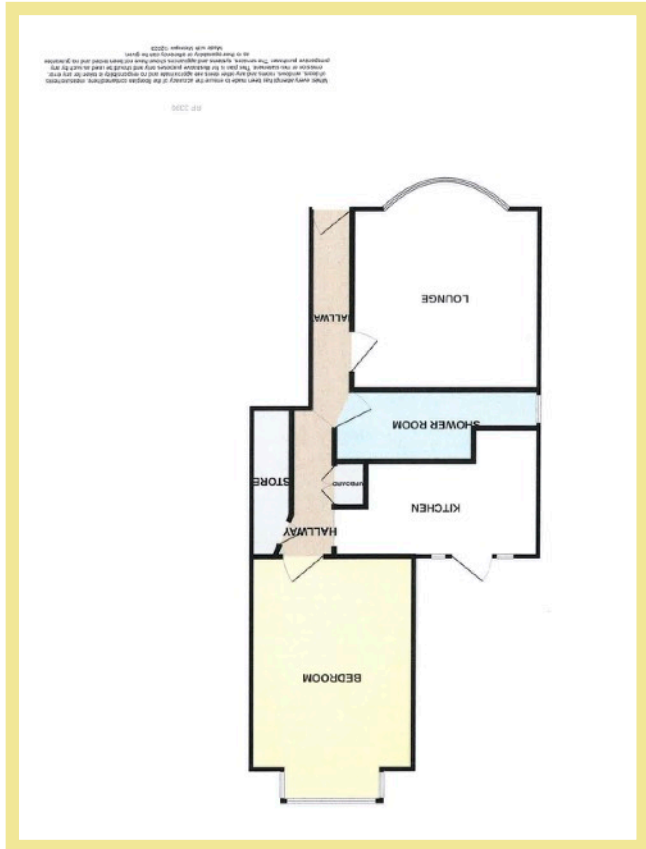


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole





# One Bedroom Ground Floor Apartment Situated On The Promenade With Sea Views

## Description

This one bedroom ground floor apartment is situated on the promenade benefitting from sea views and close to the amenities of Rhos on Sea. The rooms are spacious and though in need of updating there is amazing potential. To the rear of the property there is an enclosed courtyard garden and ample off road parking that can be accessed off Abbey Drive. There is a communal front entrance with access to the apartment which comprises of hallway, lounge, kitchen with walk in pantry and access to the courtyard garden, bedroom and shower room. There is gas central heating and upvc double glazing.

- ✓ ONE BEDROOM GROUND FLOOR APARTMENT
- ✓ SITUATED ON THE PROMENADE WITH SEA VIEWS
- ✓ SPACIOUS ACCOMMODATION IN NEED OF UPDATING
- ✓ BENEFITS FROM AMPLE OFF ROAD PARKING AND COURTYARD GARDEN
- ✓ NO CHAIN

## Lounge

4.83m x 4.09m (15'10" x 13'5") Maximum



## Kitchen

4.61m x 2.05m (15'1 x 6'9")



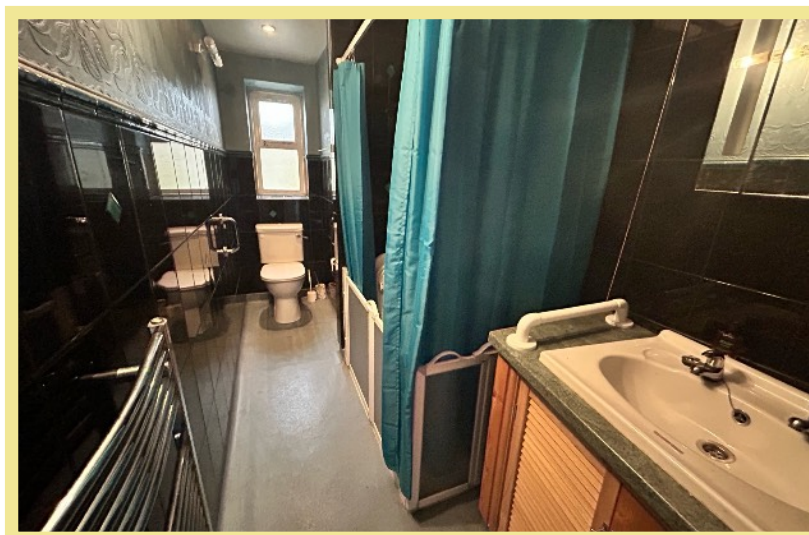
## Bedroom

5.40m x 3.47m (17'9" x 11'5")



## Shower Room

4.12m x 1.56m (13'6" x 5'2") Maximum



## 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 our Rhos-on-Sea office turn towards the Promenade, turn left onto the Promenade, continue along Marine Drive where No 111 can be found on the left hand side.

Council Tax Band: "C"

Energy Performance Rating Band "E"

## 1 Bedroom Ground Floor Apartment

111 Marine Drive  
Rhos on Sea  
LL28 4HY

**£145,950**

Reduced From **£149,950**  
**NO CHAIN**

Reference Number: RP3390  
5/10/2023

Fletcher & Poole,  
1A, Penrhyn Avenue  
Rhos-on-Sea, LL28 4PS

Registered Company  
Number 4687367

## Valuation

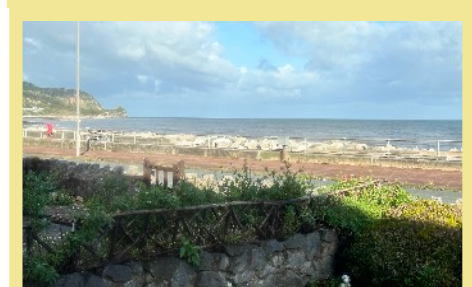
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

tel: 01492 549178

email: [rhosonsea@fletcherpoole.com](mailto:rhosonsea@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	54 E	
21-38	F		
1-20	G		