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Services, fittings and equipment referred to in the sales details have not been tested.

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Fletcher & Poole



16 Woodlea Gardens
Ebberston Road West
Rhos on Sea
LL28 4AP



Immaculately Presented Two Bedroom First Floor Apartment With Garage & Off Road Parking

Description

A most spacious, well planned, and modern two double bedroom first floor apartment within a popular garden apartment complex. The buildings are surrounded by well maintained mature gardens and come complete with resident's car parking and garage. Situated conveniently for Rhos On Sea and Colwyn Bay and all of their amenities including shops, schools, cafes, restaurants, bars and leisure facilities not to mention public transport and road links.

The property comprises; Communal entrance hallway with stairs to first floor, apartment entrance hall with doors to all rooms and three deep storage cupboards, modern fitted shower room with WC, wash basin and enclosed shower cubicle, two double bedrooms with ample space for beds and bedroom furniture, kitchen-diner with modern fittings to include worktops, splashbacks, wall and base units, integrated appliances include oven, grill, hob, extractor, slimline dishwasher, Belfast sink, fridge-freezer, space and plumbing for a washing machine and stunning views from the window towards the sea. The open plan living space is bright and affords a half bay style window, plenty of room for when visitors stay.

The benefits in the property are double glazing throughout, gas central heating with a new combi boiler, secure communal entrance area, residents and visitor car parking and spacious garage with up and over door and power supply.

- ✓ REFURBISHED & IMMACULATELY PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ DINING KITCHEN WITH SUPERB VIEWS
- ✓ FULLY FITTED KITCHEN WITH APPLIANCES & SPACE FOR WASHING MACHINE
- ✓ OPEN PLAN SPACIOUS LIVING AREA & MODERN SHOWER ROOM
- ✓ PARKING & GARAGE
- ✓ NO CHAIN

Living Area

4.90m x 3.40m (16'1" x 11'2") x 2.20m x 2.90m (7'3" x 9'6")



Kitchen/Diner

3.50m x 2.40m (11'6" x 7'11")



Hallway

4.90m x 0.90m (16'1" x 3'0") x 1.80m x 0.90m (5'11" x 3'0")

Master Bedroom

3.20m x 3.90m (10'6" x 12'10")

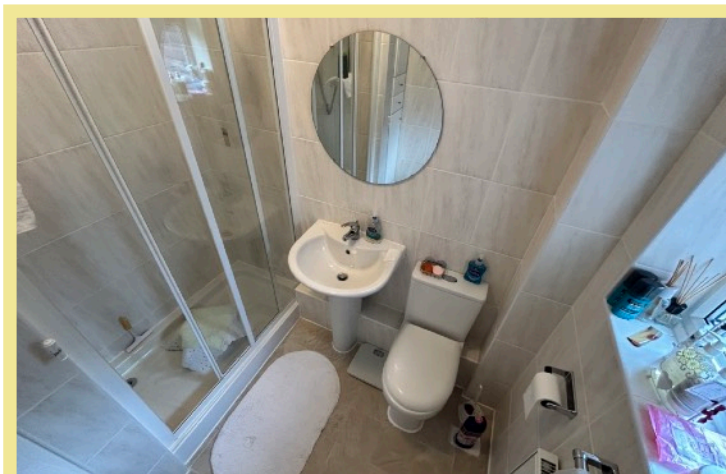


Bedroom Two

2.80m x 3.90m (9'2" x 12'10")

Shower Room

2.10m x 1.60m (6'11" x 5'3")



Location

The property is located in the popular coastal resort of Rhos On Sea with its wealth of local shops and other facilities. The larger resorts of Llandudno and Colwyn Bay are approximately three miles and one mile respectively and it is conveniently located for easy access to the A55 dual carriageway for Chester and the motorways beyond, also the main rail line Holyhead to Euston.

Directions

From the Rhos On Sea office turn towards the Promenade, turn right onto the Promenade and take the second turning right onto Cayley Promenade, turn right onto Whitehall Road, continue to the roundabout, take the fourth exit onto Ebberston Road West, where Woodlea Gardens can be located on the right hand side.

NB Apartment is leasehold on a 999 year lease
Ground rent & Maintenance charge £134.56 per month

Apartment has 1/18th share of the freehold

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

Energy Performance Rating Band C

2 Bedroom
First Floor
Apartment
16 Woodlea Gardens
Ebberston Road
West
Rhos on Sea
LL28 4AP

£220,000

NO CHAIN

Reference Number:RP3697

29/08/24

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		