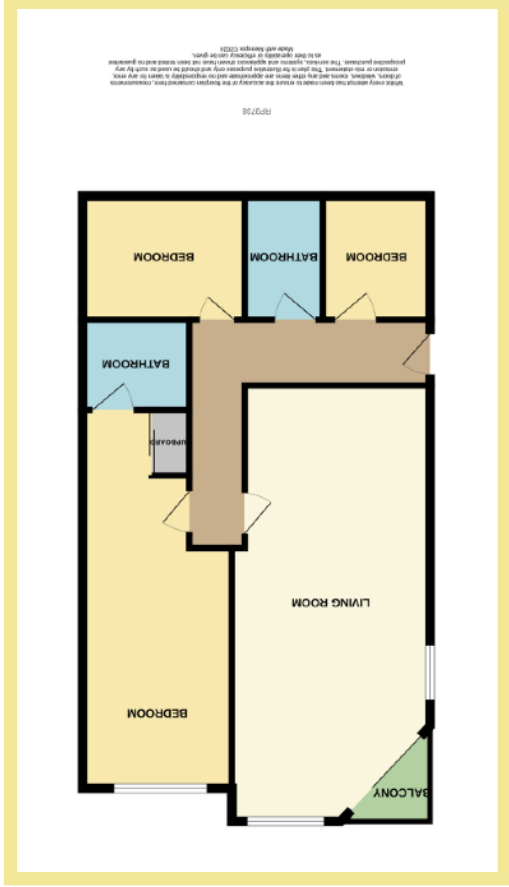


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole



Apt.20,
 Marine View Apartments
 Marine Road
 Rhos on Sea
 LL28 4BN

Beautifully Presented Three Bedroom Second Floor Apartment Enjoying Panoramic Sea Views

Description

This beautifully presented Three bedroom second floor apartment with it's own balcony enjoying uninterrupted sea views of Rhos On Sea coastline and promenade.

The apartment comprises of entrance hall, modern fitted kitchen/diner with induction hob, integrated washing machine and fridge, situated in open plan living room with a private balcony facing the sea, three bedrooms, master bedroom with ensuite and dressing room, bathroom,

Property benefits from gas central heating, UPVC windows and doors and beautifully carpeted and decorated throughout. This apartment is part of a well-maintained development with beautifully kept communal entrance hall and parking area where you have your allocated space.

Viewing is highly recommended to fully appreciate the stunning Views, Location to local amenities, Restaurants, shops and transport links.

- ✓ THREE BEDROOM SECOND FLOOR APARTMENT
- ✓ BALCONY WITH PANORAMIC SEA VIEWS
- ✓ IMMACULATELY PRESENTED THROUGHOUT
- ✓ ALLOCATED PARKING SPACE
- ✓ LOCATED IN POPULAR COASTAL RESORT

Lounge/Kitchen/Diner

8.46m x 3.57m (27'9" x 11'9")



Bedroom One

5.19m x 2.86m (17'0" x 9'5")



Dressing Room

1.67m x 1.58m (5'6" x 5'2")

Ensuite

2.18m x 1.67m (7'2" x 5'6")

Bedroom Two

4.04m x 3.28m (13'3" x 10'9")

Bedroom Three

2.34m x 2.32m (7'8" x 7'7")

Bathroom

2.56m x 2.22m (8'5" x 7'4")

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 3 miles and 1 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 right towards the Promenade, turn right onto the Promenade, continue along the Promenade for just under one mile, where Marine View Apartments can be found on Marine Road on the right.

Council Tax Band: "D"

Energy Performance Rating Band B

NB The apartment is leasehold on a 999 year lease

Ground Rent is £150 per annum

Management charge is £143.35 per Month

3 Bedroom
Second Floor
Apartment
Apt.20,
Marine View
Apartments
Marine Road
Rhos on Sea
LL28 4BN

£284,950

Reference Number:RP3738
30/09/24

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

Registered Company
Number 4687367

Valuation

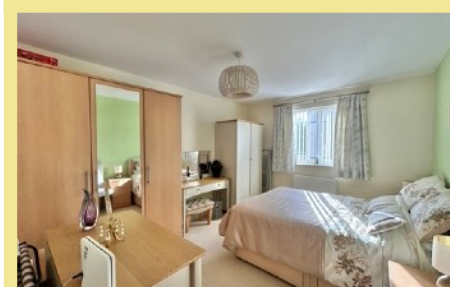
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email:
rhosonse@fletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		