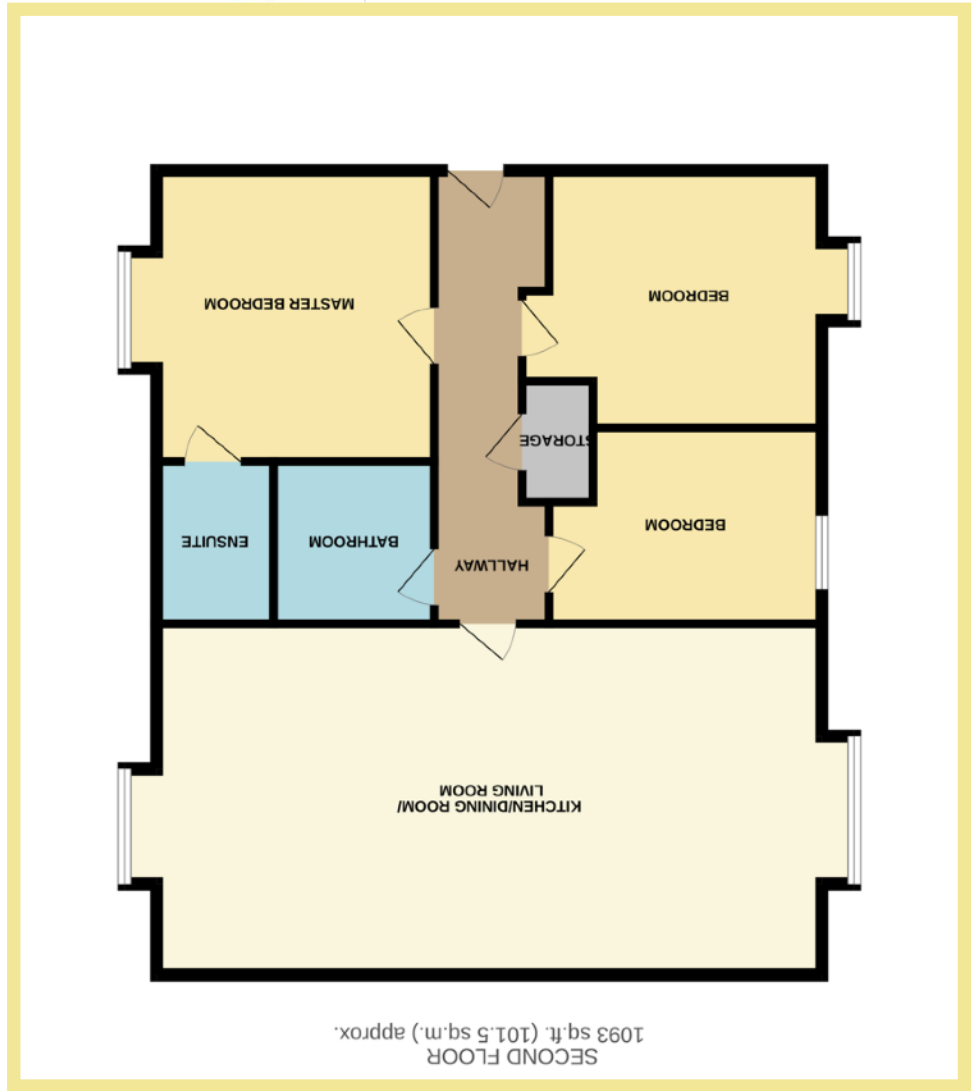


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Score	Energy rating	Current	Potential
92+	A	85 B	85 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Apt 8, Highcroft
14 Whitehall Road
Rhos on Sea
LL28 4HW

BEAUTIFULLY PRESENTED AND SPACIOUS THREE BEDROOM SECOND FLOOR PENTHOUSE APARTMENT

Description

Beautifully presented and spacious three bedroom penthouse apartment situated within well managed & maintained development in the highly desirable coastal location of Rhos on Sea.

This impressive apartment offers spacious, modern living with a stylish finish throughout. The property benefits from UPVC double glazing throughout, gas central heating, lifts to all floors and intercom entry with door release for guest.

Viewing is highly recommended to appreciate the spacious layout, presentation throughout and location.

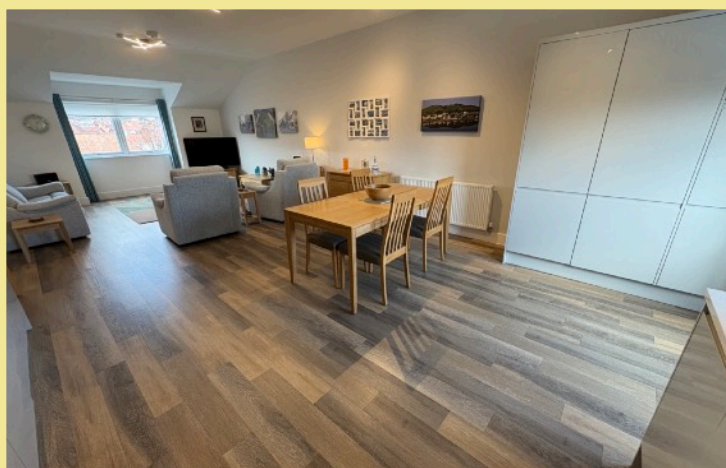
The apartment comprises of:- Secure communal entrance with lift & stairs to all floors, apartment entrance hallway leading to the large open-plan lounge/kitchen/diner with modern fitted light kitchen with integrated appliances including fridge/freezer, washer/dryer, dishwasher, oven, microwave and hob with hood. Master bedroom with ensuite shower room and walk in shower. Two further well proportioned bedrooms offer flexibility for family living or a home office. A modern family bathroom and additional storage space.

Outside there is one allocated parking space, visitor parking and well maintained landscaped gardens.

- ✓ THREE BEDROOM SECOND FLOOR PENTHOUSE APARTMENT
- ✓ CLOSE TO LOCAL AMENITIES AND SEA FRONT
- ✓ SITUATED IN WELL MAINTAINED DEVELOPMENT
- ✓ MODERN OPEN PLAN KITCHEN/DINER/LIVING ROOM
- ✓ ALLOCATED OFF ROAD PARKING
- ✓ LEASEHOLD

Lounge/Kitchen/Diner

31' 3" x 15' 7" (9.54m x 4.76m)



Master Bedroom

13' 9" x 13' (4.20m x 3.96m)



Ensuite

7' 2" x 5' 5" (2.19m x 1.64m)

Bedroom Two

15' 9" x 11' 5" (4.79m x 3.48m)



Bedroom Three

13' 1" x 8' 10" (3.99m x 2.70m)

Bathroom

7' 1" x 5' 6" (2.17m x 1.67m)



Storage

5' 1" x 3' 2" (1.56m x 0.96m)

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 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, take the second right turn onto Cayley Promenade, bear right onto Whitehall Road.

Council Tax Band: E (provided on www.voa.gov.uk)
Energy Performance Rating Band: B
Tenure: Leasehold.

3 Bedroom Penthouse Apartment

Apt 8, Highcroft
14 Whitehall Road
Rhos on Sea
LL28 4HW

£339,950

Reference Number:RP4252
2/4/26

Fletcher & Poole,
Haddon Court, Penrhyn
Avenue
Rhos-on-Sea, LL28 4NH

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
web: www.fletcherpoole.com

