



FLAT 3, UPPER PROMENADE, RHOS ON SEA OFFERS IN THE REGION OF £225,000



FLAT 3, UPPER PROMENADE, RHOS ON SEA



Blue Turtle Property are delighted to present this exceptional two-bedroom top floor apartment, offering refined coastal living in one of Rhos on Sea's most desirable and exclusive locations. Beautifully presented throughout, the apartment showcases timeless charm and character complimented by elegant, high-quality finishes. The spacious and versatile accommodation has been thoughtfully designed to create a luxurious yet welcoming living environment. Perfectly positioned just off Rhos Promenade and within the heart of Rhos on Sea, the property enjoys access to shops, cafés, and the beach. Beautifully maintained by the current owner and presented in superb, move-in-ready condition, this outstanding apartment represents a rare opportunity and must be viewed to be truly appreciated.

In brief, the light and airy accommodation affords: Entrance porch leading in to lounge, kitchen/ dining room, two bedrooms, and three piece bathroom. The property benefits from gas central heating and double glazing throughout.

Early viewing is essential to appreciate the accommodation on offer.





FLAT 3, UPPER PROMENADE, RHOS ON SEA



BLUE TURTLE PROPERTY

Location-The property is situated in a most convenient location close to a variety of local schools, restaurants and is near a bus route and main railway line. Just a stones throw away from Rhos On Sea Promenade, and the many cafes, shops and leisure facilities that Rhos On Sea has to offer. Located near Llandudno and Colwyn Bay, and is within easy access of the A55 dual carriageway, offering a range of fantastic transport links with something for everyone. The neighbourhood in Rhos On Sea holds a real sense of community, with several regular events held nearby, and fantastic walks right from its doorstep.

Tenure- Leasehold
Council Tax Band- B as on voa.gov.uk





FLAT 3, UPPER PROMENADE, RHOS ON SEA



Apartment Hallway- (4.5m x 1.8m)

Radiator, doors leading to Lounge/Kitchen, bathroom, bedroom one and two.

Lounge-(4.5m x 4.1m)

Double glazed windows to front aspect, radiator, television point.

Kitchen- (4.0m x 3.9m)

Double glazed window to rear aspect enjoying far reaching sea views, radiator, wall mounted gas central heating boiler, fitted with a range of wall and base units with complimentary work surfaces over, single drainer sink with mixer tap, integral oven with four ring gas hob and extractor over, space for fridge/freezer, built in storage, radiator.

Bedroom 1- (4.7m x 3.0m)

Double glazed windows, radiator, fitted wardrobe storage.

Bedroom 2-(4.2m x 3.1m)

Double glazed window to rear aspect, radiator, fitted wardrobe storage.

Bathroom-(3.2m x 2.1m)

Double glazed window to rear aspect, three piece suite comprising low level flush wc, vanity wash hand basin with storage under, bath, shower enclosure, tiled flooring, double glazed obscure glass window.



FLAT 3, UPPER PROMENADE, RHOS ON SEA



BLUE TURTLE PROPERTY





FLAT 3, UPPER PROMENADE, RHOS ON SEA



BLUE TURTLE PROPERTY

LEASE INFORMATION-

LEASEHOLD ON A 999 YEAR LEASE.

MAINTENANCE CHARGE £600 PER ANNUM TO
INCLUDE COMMUNAL ELECTRIC AND BUILDING
INSURANCE.

SERVICES/ DISCLAIMER-

MAINS WATER, GAS, ELECTRIC AND DRAINAGE ARE BELIEVED TO BE AVAILABLE OR CONNECTED AT THE PROPERTY.

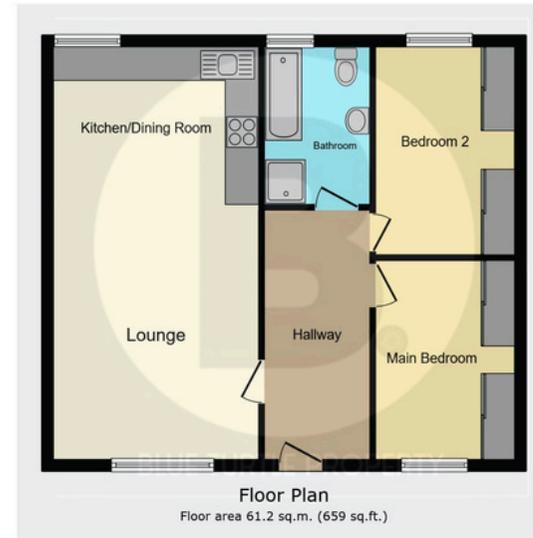
BLUE TURTLE PROPERTY LIMITED HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES AND FITTINGS OR SERVICES AND SO CANNOT VERIFY THAT THEY ARE IN WORKING ORDER OR FIT FOR THE PURPOSE. REFERENCES TO THE TENURE OF A PROPERTY ARE BASED ON INFORMATION SUPPLIED BY THE SELLER. THE DETAILS PROVIDED ARE PREPARED AS A GENERAL GUIDE ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS TO ENTER INTO A LEGAL CONTRACT. ANY INTERESTED PARTY SHOULD CONSULT THEIR OWN SURVEYOR, SOLICITOR OR OTHER PROFESSIONALS BEFORE COMMITTING THEMSELVES TO ANY EXPENDITURE OR OTHER LEGAL COMMITMENTS.

ITEMS SHOWN IN PHOTOGRAPHS ARE NOT INCLUDED UNLESS SPECIFICALLY MENTIONED WITHIN THE SALES PARTICULARS. THEY MAY HOWEVER BE AVAILABLE BY SEPARATE NEGOTIATION.

CONTACT OUR FRIENDLY TEAM IF YOU HAVE ANY QUESTIONS ABOUT THIS LISTING, OR TO BOOK A VIEWING.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total floor area: 61.2 sq.m. (659 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io