



ST TRILLOS COURT, RHOS PROMENADE

ASKING PRICE £210,000





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Situated in a prime position on the sought-after Rhos-on-Sea Promenade, this immaculately presented two-bedroom ground floor apartment enjoys direct access to the seafront and is offered for sale with no onward chain. Perfectly positioned within walking distance of an excellent selection of cafés, restaurants, shops, and local amenities, all while benefiting from the tranquillity of this enviable location with views across the park.

Well maintained throughout, this stunning property needs to be viewed to be truly appreciated.

In brief, the light and airy accommodation affords: Communal entrance with intercom and video system, private hallway with built in storage, lounge/ dining room leading onto balcony, archway to fitted kitchen with integral appliances, two double bedrooms (master bedroom with en-suite shower room) and three piece bathroom. Externally, the property benefits from visitor parking as well as its very own garage, ideally located directly below the apartment itself.

Early viewing is essential to appreciate the accommodation on offer.





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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. Located on Rhos On Sea Promenade, and near all of 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- E as on voa.gov.uk

Communal Entrance

Secure intercom entry system.

Communal Hallway

Lift and stairs to all floors.

Apartment

Entrance

Storage cupboard offering hanging space, access to bathroom, door through to inner hall.

Inner Hall

Storage cupboard housing hot water tank, coving to ceiling.

Lounge/Dining Room

5.46m(17'11") x 4.47m(14'8") max

Two double glazed windows to side aspect, double doors to rear lead out on to balcony, ideal to sit and enjoy the views across to the park, storage heaters, coving to ceiling, telephone point, television point, intercom entry system, open into kitchen.



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Kitchen

3.53m(11'7") x 1.73m(5'8")

Fitted with a range of wall and base units with complimentary work surfaces over, singled drainer sink with mixer taps, integral oven with four ring hob and extractor over, integral fridge freezer, integral washing machine, part tiled walls, double glazed window to side aspect.

Bedroom 1

3.53m(11'7") min x 2.97m(9'9")

Double glazed window to rear aspect with views overlooking the park, wall mounted electric heater, television and telephone points.

En-Suite Shower Room

Three piece suite comprising- low level flush w.c, corner shower enclosure, pedestal wash hand basin, extractor fan, part tiled walls, shaver point.

Bedroom 2

4.11m(13'6") max x 2.67m(8'9")

Double glazed window to rear aspect with views overlooking the park, wall mounted electric heater.

Bathroom

Three piece suite comprising- panel bath, low level flush w.c, pedestal wash hand basin, part tiled walls, heated towel rail, shaver point, extractor fan.



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Garage

6.83m(22'5") x 2.72m(8'11")

Generous sized garage with workshop bench, lights, power and water supply.

Lease Information

This apartment is held on a leasehold tenure, on a 999 year lease from July 11th 2003.

The annual maintenance charge is approximately £1927.





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