

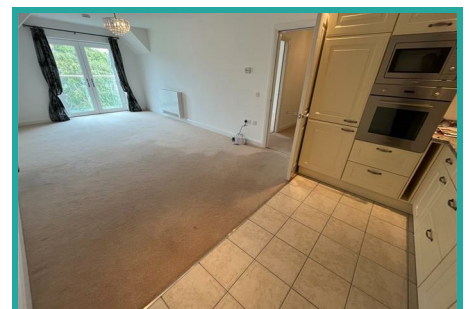
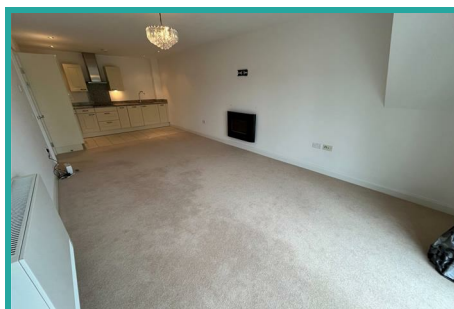
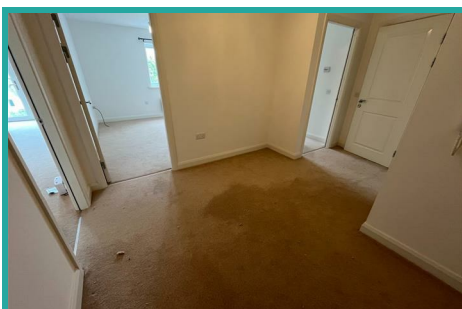


Adlington House Abbey Road, Rhos-on-Sea, Colwyn Bay LL28 4PU

£149,950

Adlington House, a well maintained development of Retirement Apartments under the management of the MHA (Methodist Homes). Apartment 48 is on the third floor level at the back of the building where it is predominantly quiet. The apartment affords spacious and well designed accommodation comprising LARGE HALL, OPEN PLAN LOUNGE, DINING & FITTED KITCHEN, 2 BEDROOMS and SHOWER ROOM. The apartment is double glazed, has electric heaters, and a fitted kitchen with appliances. Adlington House offers independent, secure living with the option of 24 hour on site care and support if required. There is an on site bistro, guest suite, hairdressing salon, quiet lounge, assisted bathroom, library, IT suite, communal lounge, gym and patio. There is also a cleaning, washing, ironing, decorating and general apartment maintenance service available. The apartment is in a most convenient location near to Rhos village, the long promenade and sandy beach, Rhos Golf Course, independent shops and cafe/restaurants. The apartment is ready to walk into and recommended for viewing. NO ONGOING CHAIN. Leasehold for 125 years from 2009. Council Tax Band E.

Awaiting EPC. Ref CB 8078



Entrance Vestibule and Reception Hall

Door security entry phone system, lift and stairs to all floors

Third Floor Level and Apartment 48

Large Hall

12'9" x 10'5" (3.9 x 3.2)

Door entry phone, double door airing cupboard

Large Open Plan Lounge, Dining and Fitted Kitchen

26'6" x 11'1" (8.1 x 3.4)

Double glazed french doors and Juliet balcony, night storage heater, inset ceiling lighting, electric fire, built in oven and microwave, fridge freezer, fitted base cupboards and drawers with terrazzo style work top surfaces, 4 ring electric hob stainless steel cooker hood, splash back, wall units, stainless steel sink unit, slimline dishwasher

Bedroom1

12'1" x 9'2" (3.7 x 2.8)

Double door mirror wardrobe, double glazed, electric radiator

Bedroom 2

12'5" x 9'2" (3.8 x 2.8)

Double glazed, electric radiator, tv point

Shower Room

7'6" x 5'2" (2.3 x 1.6)

Walk in shower cubicle, tiled walls and floor, w.c, pedestal wash hand basin, heated towel radiator, mirror cabinet, shaving point

AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate

Agents on 01492-534477 e mail

sales@sterlingestates.co.uk and web site

www.sterlingestates.co.uk

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the

previous three months). On the submission of an offer proof of funds is required.

Tenure & Charges

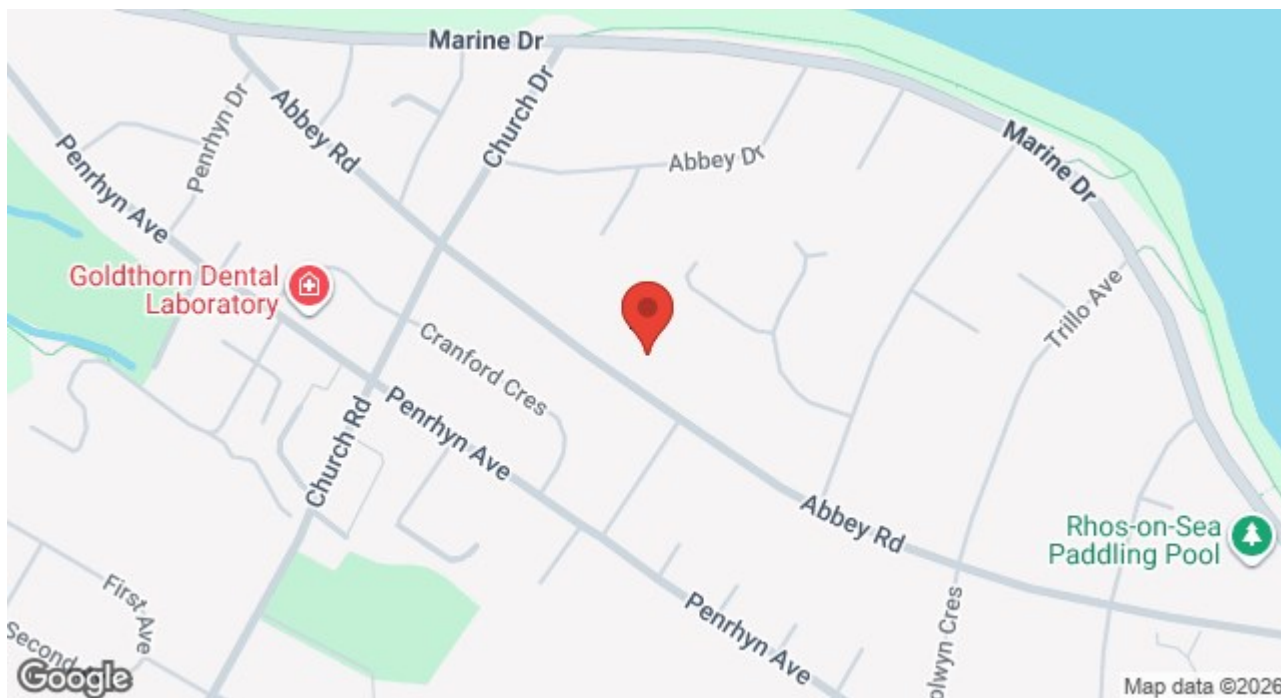
Leasehold apartment on a 125 year lease from 2009

Mandatory service charge is £74.75 per week which includes water rates and mandatory well being charge of £82.57 per week. Further care services are available at a cost. On resale there are administration charges and a contingency fund contribution.

Management Company: MHA Methodist Homes

Mobility scooter shed subject to availability.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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