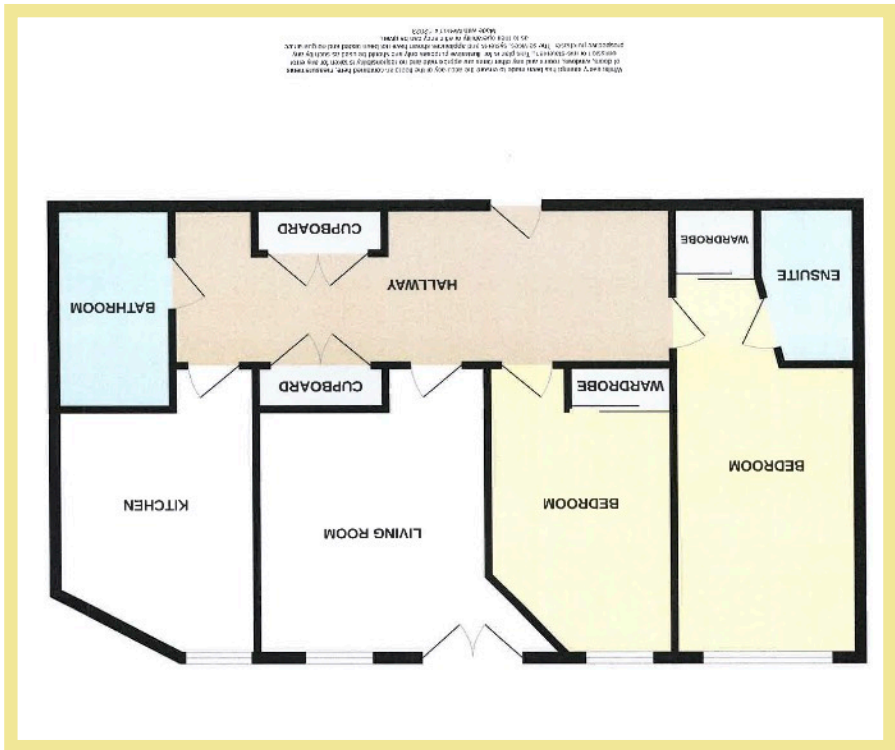


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Apt.44, Adlington House
Abbey Road
Rhos On Sea
LL28 4PU

Immaculately Presented Two Bedroom Third Floor Retirement Apartment Situated In The Heart Of Rhos On Sea

Description

Adlington House is a well managed & maintained retirement development in the heart of Rhos on Sea offering independent, secure living with the option of 24 hour on-site care and support, if required.

Steps away from the local shops, cafes, bus stop, promenade & beach. A short drive to both Llandudno & Colwyn Bay. The management team and residents organise events and excursions. There is also an on-site Bistro, communal lounge, library, IT suite, hairdressing salon, quiet lounge, guest suite, assisted bathroom, gym and patio seating area. There is also a cleaning, washing, ironing, decorating and general apartment maintenance service available. With a security visual link entry system, a lift to all floors, personal pendant alarm with dual link to the management care team, smoke and heat detectors and communal fire alarm. The apartment benefits from UPVC double glazed windows and new electric heaters throughout. This immaculately presented two bedroom apartment is light and spacious, situated on the third floor with a lovely balcony overlooking the village and with far reaching sea & hillside views.

Comprising of:- Spacious hallway with good sized built-in storage cupboards, one with space for a washing machine, large light lounge with fireplace and access onto the glass balustrade composite balcony, kitchen/diner with modern fitted kitchen and integrated appliances:-oven, dishwasher, microwave & hob, two double bedrooms, the master bedroom with an ensuite wet room with shower and separate bathroom.

Viewing is highly recommended to appreciate this immaculate apartment, location and the facilities that Adlington House has to offer.

- ✓ TWO BEDROOM THIRD FLOOR RETIREMENT APARTMENT
- ✓ PART OF A WELL MANAGED & MAINTAINED RETIREMENT DEVELOPMENT
- ✓ BALCONY WITH FAR REACHING VIEWS
- ✓ LIGHT & SPACIOUS THROUGHOUT
- ✓ SITUATED IN THE HEART OF RHOS ON SEA
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, CAFES, BUS STOP, PROMENADE & BEACH
- ✓ NO CHAIN

Lounge

6.16m x 3.82m (20'3" x 12'7")



Kitchen/Diner

5.18m x 3.57m (17'0" x 11'9")



Bedroom One

6.37m x 4.30m (20'11" x 14'1")



Ensuite Wet Room

2.67m x 1.84m (8'9" x 6'1")



Bedroom Two

5.03m x 3.03m (16'6" x 9'11")



Bathroom

2.58m x 1.90m (8'6" x 6'3")



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 left down Penrhyn Avenue, take the first right turn onto Colwyn Avenue, at the T Junction turn onto Abbey Road where Adlington House can be located on the corner.



N.B Leasehold property of 125 years from 2009
Mandatory service charge of £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

Council Tax Band: "F" (provided on www.voa.gov.uk)

Energy Performance Rating Band C

2 Bedroom
Third Floor
Retirement
Apartment
44 Adlington House
Abbey Road
Rhos on Sea
LL28 4PU

£239,950

Reduced From £259,950

NO CHAIN

Reference Number:RP4018
2/07/25

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		