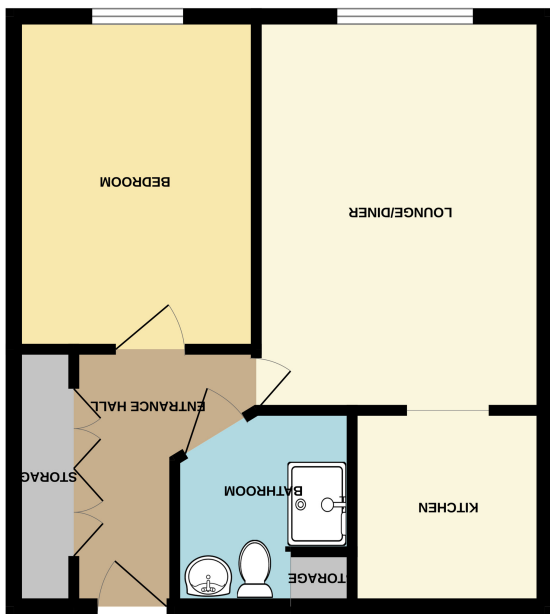
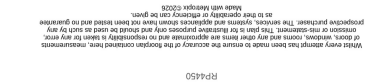


www.fletcherpoole.com



THIRD FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Apt 46, Rhos Manor
Penrhyn Avenue
Rhos on Sea
Conwy
LL28 4PN**



ONE BEDROOM THIRD FLOOR RETIREMENT APARTMENT FOR THE OVER 55'S SITUATED IN THE HEART OF RHOS ON SEA

Description

This one bedroom retirement apartment is on the third floor of “Rhos Manor”-a purpose-built, well-managed & maintained development for the over 55’s. Situated in the heart of Rhos on Sea, steps away from the bus stop, local shops, cafes, promenade & beach in the popular coastal village. Benefitting from an on-site house manager, secure communal entrance, lift & stairs to all floors, careline pull-cord system in every apartment, communal lounge, laundry room & guest suite. All set within beautiful communal gardens. The apartment comprises of:- Hallway with good-sized built-in mirrored storage cupboards, light & spacious lounge/diner with far-reaching sea views opening into the kitchen. One double bedroom and a shower room. The apartment benefits from UPVC double-glazed windows and electric storage heaters. Early viewing is recommended to appreciate the convenient location and all the facilities that “Rhos Manor” has to offer.

- ✓ ONE BEDROOM THIRD FLOOR RETIREMENT APARTMENT
- ✓ SET WITHIN THE WELL-MANAGED & MAINTAINED “RHOS MANOR” DEVELOPMENT FOR THE OVER 55’S
- ✓ SITUATED IN THE HEART OF RHOS ON SEA
- ✓ STEPS AWAY FROM THE BUS STOP, LOCAL SHOPS, CAFES, PROMENADE & BEACH
- ✓ SECURE COMMUNAL ENTRANCE
- ✓ COMMUNAL LOUNGE, LAUNDRY ROOM & GUEST SUITE
- ✓ LIFT & STAIRS TO ALL FLOORS
- ✓ CARELINE PULL-CORD SYSTEM IN ALL APARTMENTS
- ✓ SET WITHIN BEAUTIFUL COMMUNAL GARDENS
- ✓ NO CHAIN
- ✓ LEASEHOLD

Lounge/Diner

20’ 5” x 10’ 5” (6.22m x 3.17m)



Kitchen

7’ x 7’ (2.13m x 2.13m)



Bedroom

13’ 10” x 8’ 9” (4.22m x 2.67m)



Shower Room

7’ x 6’ 4” (2.13m x 1.92m)



Location

The property is located in the popular coastal resort of Rhos On Sea with a wealth of local shops and other facilities. The larger resorts of Colwyn Bay and Llandudno are approximately one and three miles respectively and the property is conveniently located for easy access to the A55 dual carriageway for Chester, Manchester International Airport 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 where Rhos Manor can be found on the corner.

Council Tax Band: C (provided on www.voa.gov.uk)
Energy Performance Rating Band: C
Tenure: Leasehold.
THE APARTMENT IS LEASEHOLD. ON A 125 YEAR LEASE FROM 1991.
MONTHLY SERVICE CHARGES:£216.97
MONTHLY SINKING FUND:£46.51
MONTHLY REDECORATION FEE:£15.50

1 Bedroom Third Floor Retirement Apartment

Apt 46, Rhos Manor
Penrhyn Avenue
Rhos on Sea
Conwy
LL28 4PN

£99,950

Reference Number:RP4450
20/10/2026

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos on Sea, Conwy, 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

