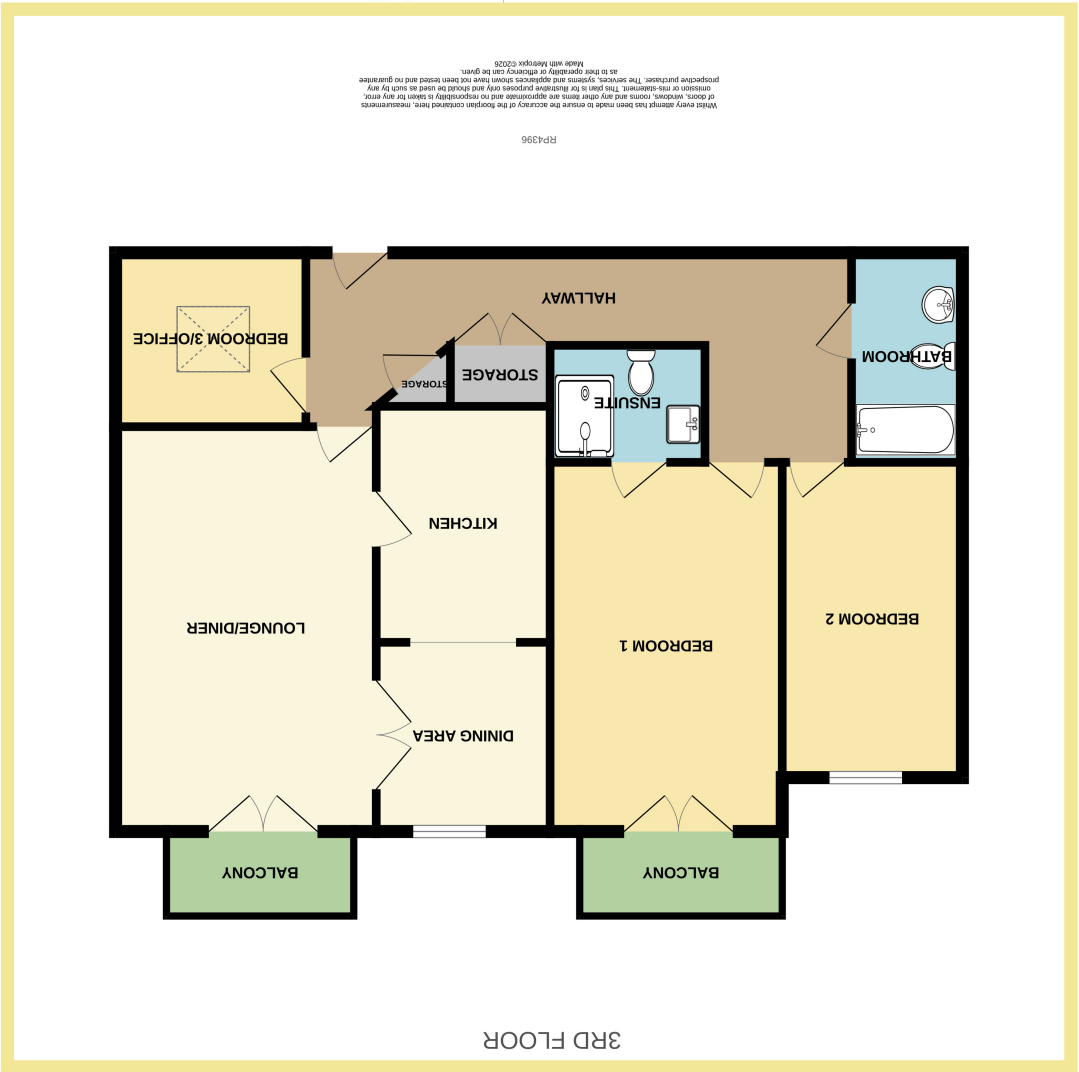


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	75 C	
81-91	B		82 B
92+	A		



THREE BEDROOM 3RD FLOOR RETIREMENT APARTMENT SITUATED IN THE HEART OF RHOS ON SEA WITH VIEWS TOWARDS THE SEA

Description

The opportunity has arisen to purchase one of few 3 bedroom retirement apartments within Adlington House. Offering independent secure living within a well-managed & maintained purpose-built development in the heart of Rhos on Sea. Walking distance to the local shops, cafes, promenade & beach. The development offers a secure communal entrance (visual link entry system), lift & stairs to all floors. A wealth of communal areas including:- on-site bistro, communal lounge, patio, gym, IT suite, hairdressing salon, library, quiet lounge, assisted bathroom and guest suite. Also offering personal pendant alarm with dual link to the management care team. The apartment comprises of:-Large entrance hallway with built-in storage cupboards, spacious lounge/diner with balcony, kitchen/diner, master bedroom with balcony and en-suite shower room, 2nd double bedroom, 3rd single bedroom/office and modern bathroom.

Early viewing is recommended due to the apartment being a 3 bedroom, of which, there are few.

- ✓ LIGHT & SPACIOUS THREE BEDROOM 3RD FLOOR RETIREMENT APARTMENT
- ✓ TWO BALCONIES WITH FAR REACHING SEA VIEWS
- ✓ PART OF A WELL-MANAGED & MAINTAINED PURPOSE-BUILT RETIREMENT DEVELOPMENT
- ✓ SITUATED IN THE HEART OF RHOS ON SEA
- ✓ A WEALTH OF COMMUNAL AREAS & FACILITIES
- ✓ NO CHAIN
- ✓ LEASEHOLD

Lounge

18' 2" x 11' 8" (5.54m x 3.55m)



Kitchen

9' 2" x 7' 9" (2.79m x 2.37m)



Dining Area

9' 2" x 6' 7" (2.79m x 2.01m)

Master Bedroom

15' 2" x 11' 9" (4.62m x 3.57m)



Ensuite

7' 10" x 5' 10" (2.40m x 1.77m)

Bedroom Two

12' 7" x 9' 5" (3.84m x 2.86m)



Bedroom Three/Office

8' 5" x 7' 11" (2.56m x 2.41m)

Bathroom

8' 7" x 5' 7" (2.61m x 1.71m)

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.

Council Tax Band: F (provided on www.voa.gov.uk)
Energy Performance Rating Band: C
Tenure: Leasehold. The Apartment Is Leasehold. On A 125 Year Lease From 2009
Service Charge per month: £78.90 per week.
Wellbeing Charge per month: £82.57 per week.
On Re-Sale There Are Administration Charges & A Contingency Fund Contribution

3 Bedroom, 3rd Floor Apartment

46 Adlington House
Abbey Road
Rhos on Sea
Conwy
LL28 4PU

£284,950

Reference Number:RP4396
18/08/2026

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

