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www.fletcherpoole.com



GROUND FLOOR



Apt 9, Rhos Manor
Penrhyn Avenue
Rhos on Sea
Conwy
LL28 4PN

ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO IN THE HEART OF RHOS ON SEA. IN A WELL MANAGED DEVELOPMENT FOR THE OVER 55'S

Description

This one bedroom ground floor retirement apartment is situated in the heart of Rhos on Sea. Steps away from the local shops, cafes, bus stop, promenade & beach. Part of the well maintained and managed "Rhos Manor" retirement development for the over 55's.

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 and guest suite.

All set within beautiful communal gardens.

Apartment 9 is on the ground floor with it's own good-sized patio seating area. The accommodation comprises of:- Hallway with built-in mirrored storage, light & spacious lounge/diner with sliding doors at one end onto the patio seating area and opening into the kitchen at the other end, double bedroom and shower room.

With double glazed windows & electric storage heating throughout.

Viewing is recommended to appreciate the central location and the facilities Rhos Manor offers.

- ✓ ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT
- ✓ SET WITHIN THE WELL-MANAGED & MAINTAINED RHOS MANOR DEVELOPMENT FOR THE OVER 55'S
- ✓ PATIO SEATING AREA
- ✓ 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
- ✓ SITUATED IN THE HEART OF RHOS ON SEA- STEPS AWAY FROM LOCAL SHOPS, CAFES, BUS STOP, PROMENADE & BEACH
- ✓ NO CHAIN
- ✓ LEASEHOLD

Lounge/Diner

20' 5" x 10' 3" (6.22m x 3.13m)



Kitchen

7' x 7' (2.13m x 2.13m)



Bedroom One

13' 11" x 8' 11" (4.23m x 2.72m)



Shower Room

6' 10" x 6' 3" (2.09m x 1.91m)



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: TBC

Tenure: Leasehold. THE APARTMENT IS LEASEHOLD. ON A 125 YEAR LEASE FROM 1991

£3347.76 SERVICE CHARGE PER ANNUM

£232.00 BUILDINGS INSURANCE PER ANNUM

£135.00 GROUND RENT PER ANNUM

INCLUDES:- CLEANING, DECORATING & MAINTENANCE OF ALL COMMUNAL AREAS, WATER COSTS, GARDENING, LIFT.

1 Bedroom Ground Floor Apartment

Apt 9, Rhos Manor
Penrhyn Avenue
Rhos on Sea
Conwy
LL28 4PN

£99,950

Reference Number: RP4248
30/3/26

Fletcher & Poole,
Haddon Court, Penrhyn
Avenue
Rhos-on-Sea, LL28 4NH

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:
rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com

