

**Bryan Davies
+ Associates**

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
●
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

44, Adlington House Abbey Road, Rhos On Sea,
Colwyn Bay, LL28 4PU



No Onward Chain £249,950

2 2 1 C

www.bdahomesales.co.uk

THIS BEAUTIFULLY PRESENTED THIRD FLOOR MODERN TWO BEDROOM RETIREMENT APARTMENT offers spacious living accommodation, perfectly situated to enjoy the stunning views over to Rhos Harbour, along the coast and hills.

The apartment is within a development of secure private retirement apartments (over 55's) close to Rhos On Sea Promenade and local shops. Adlington House offers independent living and the added peace of mind that 24-hour on site Care and Support is available when needed, together with the recreational and social benefits of a waitress service bistro and communal areas.

The accommodation briefly comprises:- front aspect pathway leads to automatic entrance door, intercom/security entry system, inner secure door, access into communal entrance with reception area, Methodist Homes for the Aged office (on site, 24 hours a day, 7 days a week), stairway and lift facilities to upper floors.

VIEWING ESSENTIAL TO APPRECIATE THE VIEWS ENJOYED FROM THIS THIRD FLOOR APARTMENT, PERFECTLY POSITIONED WITHIN THE DEVELOPMENT

The Accommodation Comprises:-

THIRD FLOOR

PERSONAL DOOR TO APARTMENT 44

RECEPTION HALL



Wall mounted security intercom/video entry phone, walk-in large storage room with automatic light and double doors. Walk-in airing cupboard with hot water tank, fuse board, extractor system, shelving, plumbing for a washing machine, power point, light.

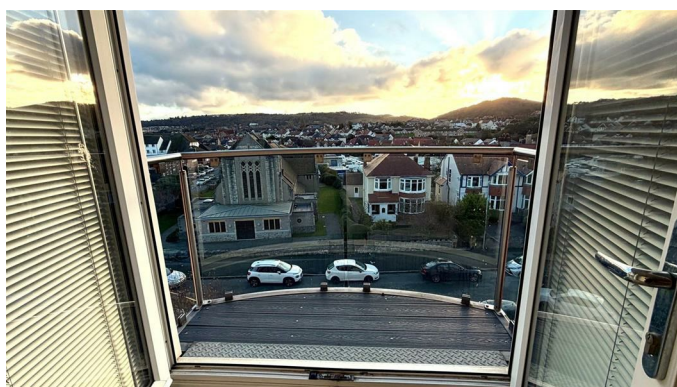
LOUNGE/DINING ROOM 19'6" x 11'4" widening to 15'5" (5.95m x 3.46m widening to 4.72m)



Wall mounted electric fire with 'Living log effect flame', tv and telephone point, electric heater, wall bracket for t.v, upvc double glazed window with open hillside views, double opening upvc double glazed doors to:-



BALCONY



With Grey wood effect flooring and glass panels, open views.

VIEW FROM BALCONY



KITCHEN/DINING ROOM 14'8" x 10'3" (4.49m x 3.13m)



Fitted range of Cream gloss fronted base, wall and drawer units with round edge sparkle Granite worktops and uprights, inset 1½ bowl sink unit with mixer taps, integrated appliances include 'Smeg' electric oven and microwave, 'Smeg' 4 ring ceramic hob, splashback and stainless steel canopy over, Slimline 'Ignis' dishwasher, recessed downlighters to ceiling, under unit lighting, speckle non slip flooring, upvc double glazed window, wall mounted electric heater.



BEDROOM 1 14'9" x 9'5" plus en-suite (4.51m x 2.88m plus en-suite)

BEDROOM AREA



T.V and telephone point, upvc double glazed window with open views, wall mounted electric 'Dimplex' heater, built-in double wardrobe with mirror fronted sliding doors, hanging rails and shelving.

EN-SUITE TILED 3-PIECE SHOWER ROOM/WET ROOM



Shower area with mains shower, recessed spotlight, close coupled w.c, vanity wash hand basin with drawers and under unit automatic lighting, mirror fronted cabinet with light and side shelving, ladder style towel rail,

BEDROOM 2 14'5" x 9'6" plus wardrobe (4.40m x 2.92m plus wardrobe)



Built in double wardrobe with mirror framed sliding doors, hanging rails and shelving, tv point, wall mounted 'Dimplex' heater, upvc double glazed window with open views.



TILED 3-PIECE BATHROOM 8'1" x 5'7" (2.47m x 1.72m)



In White -comprises P shaped bath with side screen, mixer tap and shower attachment, vanity wash hand basin, close coupled w.c, display shelving, mirror with light, 2 wall mounted mirror fronted cabinets, ladder style towel warmer, recessed down lighters, tiled floor.

OUTSIDE

COMMUNAL GARDEN

Managed by the management Company.

COMMUNAL PARKING

Not allocated.

ADLINGTON HOUSE

Is a development of 51 apartments offering electric throughout, fully insulated, energy efficient, upvc double glazing throughout and an abundance of safety and security features. Communal areas include Lounge; Bistro; Guest Suite, Library and IT Suite, Hairdressing Salon, Exercise Room, off road parking spaces (not allocated) plus landscaped gardens. In partnership with MHA (methodist Homes for the Aged) who provide the professional on site 24 hour Car, Support and Well-Being (subject to charges) as well as full management of the development. Situated in a lovely quiet area yet only a short walk from the centre of Rhos Village, sea front promenade and access onto the A55 Expressway.

COMMUNAL LOUNGE

BISTRO



OUTSIDE DINING AREA



TENURE -

Is held on LEASEHOLD TENURE over a 125 year term commencing 2009. Leasehold Tenure to be confirmed by your legal advisor.

SERVICE AND WELL BEING CHARGE

The service fee for this apartment is £301.74 per month (including water rates, but excluding council tax) plus a mandatory well being charge of £335.37 per month. Further costs will be dependant on the Care facilities required by the owner.

EXIT FEE

An exit fee is payable and should be checked with Adlington House.

ALL CHARGES/PAYMENTS APPLICABLE TO APARTMENT 44 SHOULD BE CONFIRMED BY YOUR LEGAL ADVISOR.

COUNCIL TAX

Is 'F' obtained from www.conwy.gov.uk



