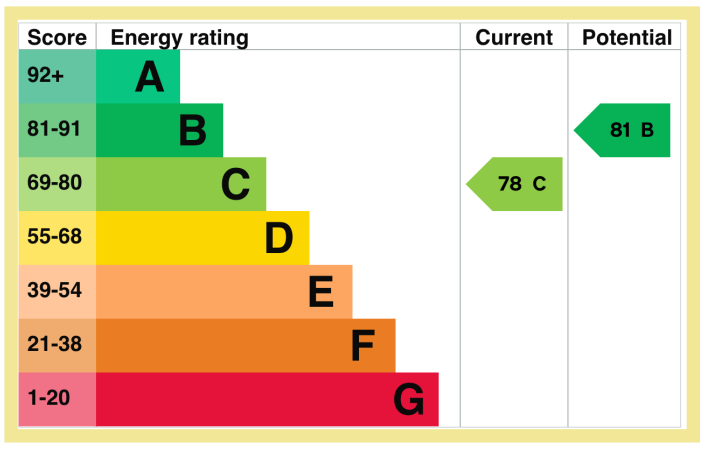






Fletcher & Poole

www.fletcherpoole.com

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.

ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT SITUATED IN THE HEART OF RHOS ON SEA

Description

Apartment 17 is a one bedroom retirement apartment on the first 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 this popular & convenient coastal village.
Benefitting from an on-site house manager, secure communal intercom entrance, lift & stairs to all floors, care line pull-cord system in every apartment, communal lounge, laundry room & guest suite. All set within beautiful communal gardens.
Apartment 17 comprises of:- Entrance hallway with good-sized built-in mirrored cupboards, light & spacious lounge/diner with dual-aspect windows which flood the room with light and overlook the communal gardens, kitchen which also benefits from a window, double bedroom and a shower room.
The apartment benefits from UPVC double-glazed windows and electric storage heaters. It also has the added-bonus of being conveniently close to the laundry room.
Early viewing is recommended to appreciate this light-filled apartment, it's convenient location and all the facilities that "Rhos Manor" has to offer.

- ✓ ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT
- ✓ SET WITHIN THE WELL-MANAGED & MAINTAINED "RHOS MANOR" DEVELOPMENT FOR THE OVER 55'S
- ✓ 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
- ✓ CARE LINE PULL-CORD SYSTEM IN ALL APARTMENTS
- ✓ SET WITHIN BEAUTIFUL COMMUNAL GARDENS
- ✓ NO CHAIN
- ✓ LEASEHOLD

Lounge/Diner

18' 7" x 11' 2" (5.66m x 3.40m)



Kitchen

7' 7" x 6' 9" (2.31m x 2.06m)



Bedroom

15' 1" x 9' 6" (4.60m x 2.90m)



Shower Room

7' x 6' 1" (2.13m x 1.85m)



Location

Rhos on Sea is a very popular seaside resort famous for its shops and amenities. It is located between the larger resorts of Colwyn Bay and Llandudno and is also close to the A55 dual carriageway for easy access to Chester and the motorways beyond.

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.
SERVICE CHARGE:-£216.97 per month
SINKING FUND:-£46.51 per month
REDECORATION FEE:-£15.50 per month
GROUND RENT: £125 per annum
INCLUDES:- WATER COSTS, MAINTENANCE & CLEANING TO ALL COMMUNAL AREAS, GARDENING.

1 Bedroom First Floor Apartment

Apt 17, Rhos Manor
Penrhyn Avenue
Rhos on Sea
Conwy
LL28 4PN

£105,000

Reference Number:RP4481
16/11/2026

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









