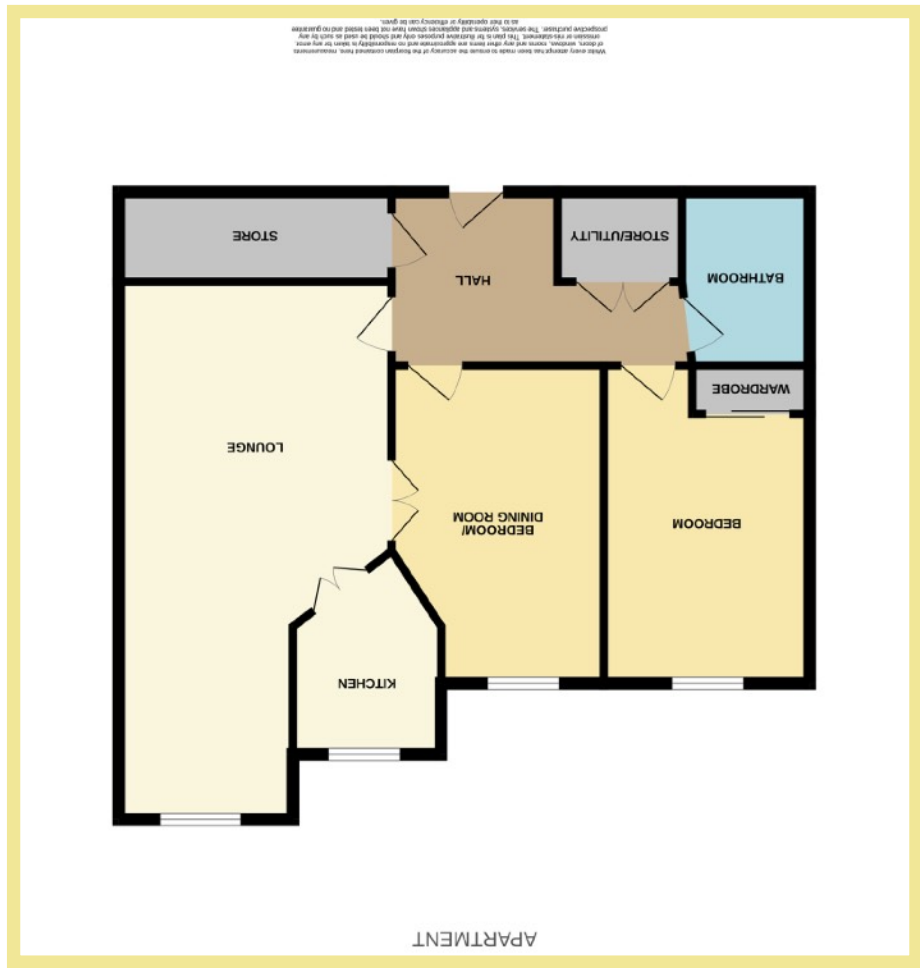


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		77 C	
			86 B



Apt 30, Adlington House  
Abbey Road  
Rhos on Sea  
Conwy  
LL28 4PU



## TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT SITUATED CLOSE TO THE CENTRE OF RHOS ON SEA AND ALL IT'S AMENITIES

### Description

This two bedroom second floor retirement apartment offers good size accommodation with views over Rhos on Sea village. The accommodation comprises of a large hallway with two valuable storage rooms one of which houses the washing machine, a spacious lounge with access to a modern fitted kitchen and also double doors that give access to a dining room which could be a second bedroom. There is a master bedroom with fitted wardrobes and a bathroom which benefits from a walk-in bath. There is UPVC double glazing and electric heating. Outside there is a communal car park.

Situated close to the centre of Rhos on Sea and all its amenities including shops, cafes, bus stop and promenade the apartment is part of Adlington House, a well managed and maintained retirement development that offers independent, secure living with the option of 24 hour on-site care and support, if required. The management team and residents organise events and excursions with an on-site Bistro, communal lounge, library, IT suite, hairdressing salon, quiet lounge, guest suite, assisted bathroom, gym and patio seating area. There is also a cleaning, washing, ironing, decorating and general apartment maintenance service available. There is a visual link entry system, a lift to all floors and personal pendant alarm with dual link to the management care team.

- ✓ TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT
- ✓ GOOD SIZE ACCOMMODATION WITH VIEWS OVER THE VILLAGE
- ✓ PART OF A WELL MANAGED AND MAINTAINED RETIREMENT DEVELOPMENT
- ✓ SITUATED CLOSE TO THE CENTRE OF RHOS ON SEA AND ALL IT'S AMENITIES
- ✓ NO CHAIN
- ✓ LEASEHOLD

### Hallway

12' 8" x 8' 5" (3.87m x 2.57m)

### Store Room

11' 3" x 3' 10" (3.44m x 1.18m)

### Store Room/Utility

5' 5" x 3' (1.64m x 0.90m)

### Lounge

25' 5" x 11' 3" (7.74m x 3.43m max)



### Bedroom/Dining Room

14' 10" x 9' 9" (4.51m x 2.96m)

### Kitchen

7' 6" x 6' 8" (2.28m x 2.04m)



### Bedroom One

14' 5" x 9' 4" (4.40m x 2.85m)



### Bathroom

7' 10" x 5' 7" (2.38m 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: E (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Performance Rating Band: C

Tenure: Leasehold. Leasehold property of 125 years from 2009. Service charge of £74.75 per week which includes water rates and mandatory well being charge of £82.57 per week. Further care services are available at a cost. On resale there are administration charges and a contingency fund contribution.

Management Company: MHA (Methodist Homes)

Mobility scooter shed subject to availability

## 2 Bedroom Second Floor Apartment

Apt 30, Adlington House  
Abbey Road  
Rhos on Sea  
Conwy  
LL28 4PU

# £246,000

Reference Number: RP4269  
15/4/2026

Fletcher & Poole,  
1A Penrhyn Avenue, Rhos on  
Sea, 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: [rhosonseafletcherpoole.com](mailto:rhosonseafletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

