

We endeavour 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

Fletcher & Poole



Apt.3, Danilton Court
18 College Avenue
Rhos on Sea
LL28 4NT

Immaculate Two Bedroom First Floor Apartment Situated Close To Amenities & The Promenade

2 Bedroom
First Floor Apartment

Apt.3, Danilton Court
18 College Avenue
Rhos on Sea
LL28 4NT

£169,950

REDUCED FROM £179,950

Reference Number:RP3952
1/05/25

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

Description

Danilton Court Apartments is a new development where five individually designed apartments have been created within an impressive period property. Fully refurbished to a high standard and current building regulations the property has been completely rewired, new plumbing installed along with a sprinkler system, insulation throughout and sound proofing. All apartments will have new fitted kitchens, new modern bathrooms and ensuite facilities and new flooring and carpets. Outside there will also be allocated parking for two cars for each apartment.

There is a communal entrance with stairs leading to Apartment 3 that is on the first floor. The accommodation comprises of a hallway with built in storage, a spacious open plan lounge, kitchen, diner with a bay window to the front aspect and distant sea views, utility room, two bedrooms one with an ensuite shower room and a good size bathroom. There is UPVC double glazing and gas central heating.

Utility

2.32m x 1.24m (7'8" x 4'1")

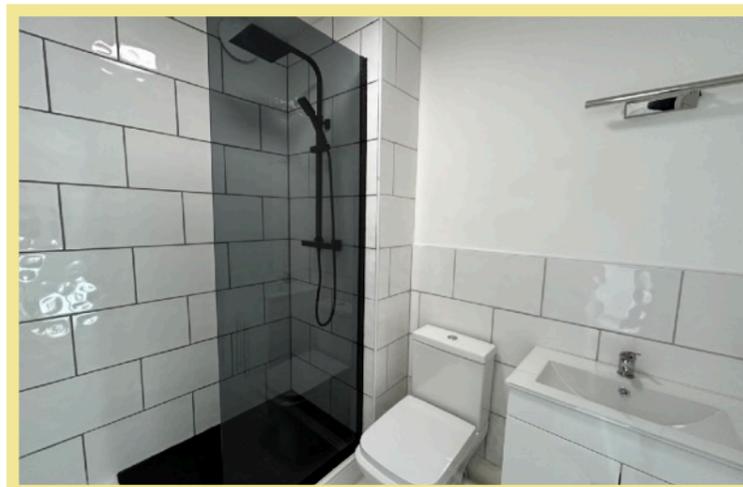
Bedroom One

4.37m x 3.62m (14'4" x 11'11")



Shower Room

2.02m x 1.71m (6'8" x 5'8")



Bedroom Two

3.68m x 2.24m (12'1" x 7'4")

Bathroom

2.37m x 2.06m (7'9" x 6'9")

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 right towards the Promenade, turn left onto the Promenade, College Avenue is the fourth turning on the left.

Council Tax Band: TBC

Energy Performance Rating Band C

NB Apartment is leasehold

Viewing

By appointment contact:

tel: 01492 549178

email: rhos@fletcherpoole.com
web: www.fletcherpoole.com



- ✓ IMMACULATE TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ STUNNING SPACIOUS OPEN PLAN LOUNGE, KITCHEN, DINER
- ✓ MUST BE VIEWED TO APPRECIATE SIZE AND LAYOUT
- ✓ SITUATED CLOSE TO AMENITIES & THE PROMENADE
- ✓ TWO PARKING SPACES

Lounge/Kitchen/Diner

8.77m x 4.41m (28'9" x 14'6") Maximum



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		