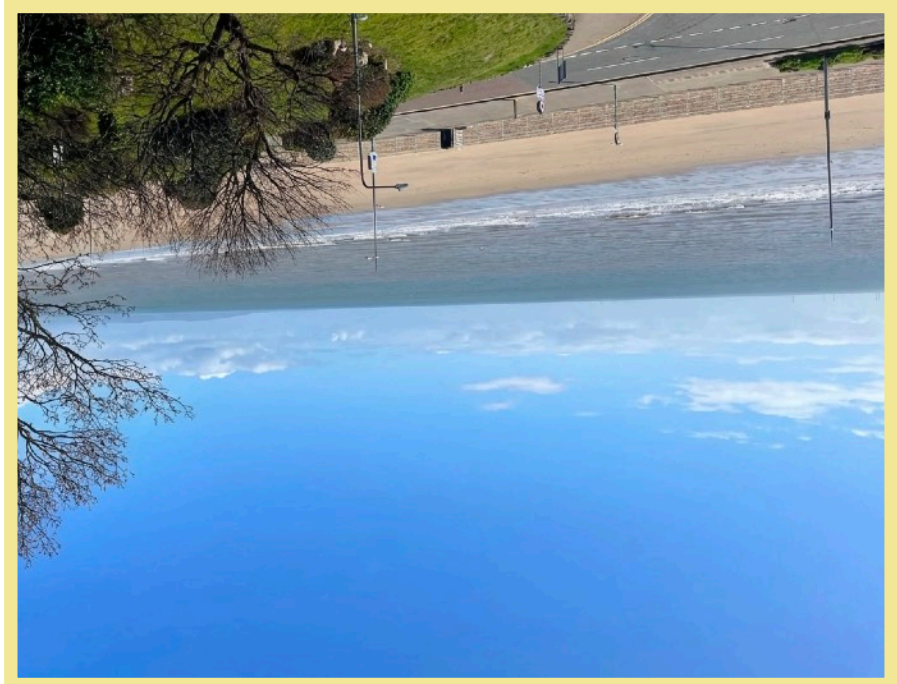
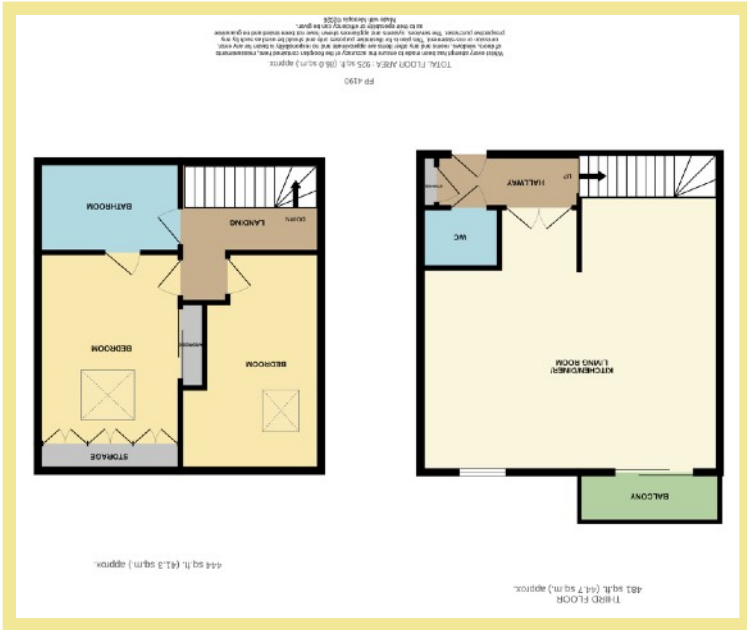


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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

Fletcher & Poole



Apartment 10
 Marine View Apartments
 Marine Road
 Rhos On Sea
 LL28 4BN

Spacious Two Double Bedroom Duplex Apartment With Large Balcony & Uninterrupted Sea Views

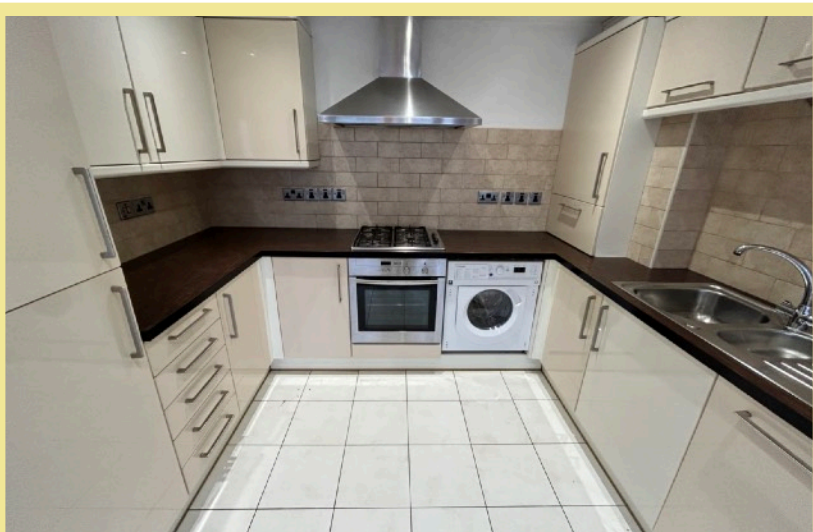
Description

You'll find this spacious and well located 2 bedroom duplex apartment within a well-maintained building with a lift. It has a large covered balcony boasting uninterrupted sea views. Viewing is highly recommended to appreciate its size, views, and balcony/outdoor space. On the first floor you'll see an entry hallway, and a small cloakroom with hanging rail and WC. Through a door from the hallway, there's a very large open plan lounge/kitchen/diner with windows overlooking the sea, and a sliding door to the large covered balcony. The kitchen has integrated appliances including fridge/freezer, washing machine, and dishwasher. Stairs from the hall lead to the upper floor where you'll find a master bedroom with a large sea-view skylight window, built-in wardrobe, storage cupboard, and access to the Jack and Jill bathroom. There's also a second double bedroom with skylight. It has UPVC double glazing and gas CH and allocated off-road parking. You can be on the beach within seconds of leaving the apartment. Rhos on Sea Village is a short walk, where you can enjoy a variety of independent shops, cafes, and harbour views.

- ✓ SPACIOUS TWO DOUBLE BEDROOM THIRD FLOOR DUPLEX APARTMENT
- ✓ UNINTERRUPTED SEA VIEWS & LARGE COVERED BALCONY
- ✓ WELL MAINTAINED DEVELOPMENT WITH ELEVATOR
- ✓ MODERN OPEN PLAN LOUNGE, KITCHEN, DINER
- ✓ ALLOCATED OFF ROAD PARKING
- ✓ NO CHAIN

Living Room/Kitchen/Diner

6.52m x 6.01m (21'5" x 19'9")



W.C.

1.54m x 1.17m (5'1" x 3'10")

Bedroom

4.15m x 3.05m (13'8" x 10'0")



Bedroom

2.69m x 1.94m (8'10" x 6'5")

Bathroom

3.27m x 1.91m (10'9" x 6'3")



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 1 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 right onto the Promenade, continue along the Promenade for just under one mile, where Marine View Apartments can be located on the right.

Council Tax Band: "D" (provided on www.voa.gov.uk)
Energy Performance Rating Band C

NB The apartment is leasehold on a 999 year lease from 2007
Service charge twice yearly currently £779.07
Ground rent £150 per annum

2 Bedroom
Duplex
Apartment

Apt.10 Marine View
Marine Road
Rhos On Sea
LL28 4BN

£219,950

REDUCED FROM £224,950
NO CHAIN

Reference Number:RP4190
23/01/26

Fletcher & Poole,
1A Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

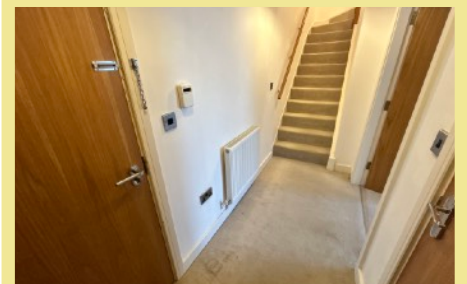
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

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



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