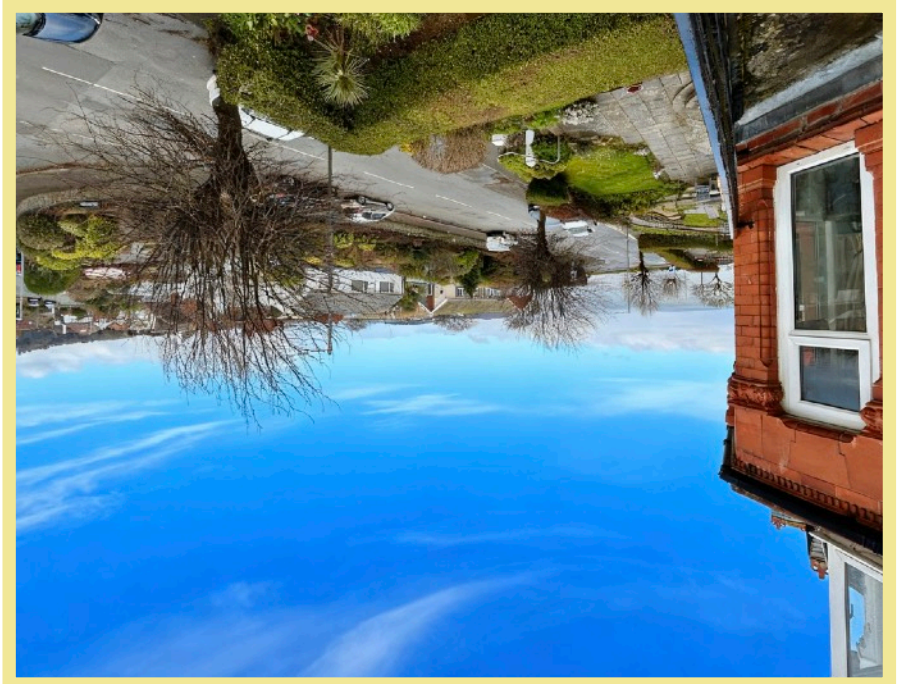


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Apt. 2, The Towers
41-43 Whitehall Road
Rhos on Sea
LL28 4ET

Immaculately Presented Light & Spacious Three Bedroom First Floor Apartment With Balcony Steps Away From The Promenade & Beach In The Heart Of Rhos on Sea

Description

This three bedroom first floor apartment is immaculately presented, light & spacious with high ceilings and well-proportioned rooms. Situated in a well maintained & attractive property in the heart of Rhos on Sea. Steps away from the promenade & beach and within a short walk to the local shops, cafes & amenities. The accommodation comprises of:-Communal entrance porch & hall with stairs to the first floor leading to No:-2, with it's own private apartment door, hallway with built-in storage, lounge with bay window, kitchen/ diner with fitted kitchen and integrated appliances to include:- 4 burner gas hob with extractor & oven. Space & plumbing for a dishwasher, washing machine & tumble dryer. Master bedroom with bay window and a range of fitted wardrobes, bedroom 2, bedroom 3 (currently used as a sitting room) with sliding doors out onto the balcony with sea and hillside views, spacious shower room. The apartment benefits from gas central heating & UPVC double glazed windows, a good-sized lockable storage on the ground floor, along with a designated parking bay located in the private rear courtyard. Viewing is highly recommended to appreciate this spacious apartment and its central location.

- ✓ THREE BEDROOM FIRST FLOOR APARTMENT
- ✓ LIGHT & SPACIOUS WITH HIGH CEILINGS & WELL-PROPORTIONED ROOMS
- ✓ BALCONY WITH SEA VIEWS
- ✓ STEPS AWAY FROM THE PROMENADE & BEACH
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, CAFES & OTHER AMENITIES
- ✓ NO CHAIN

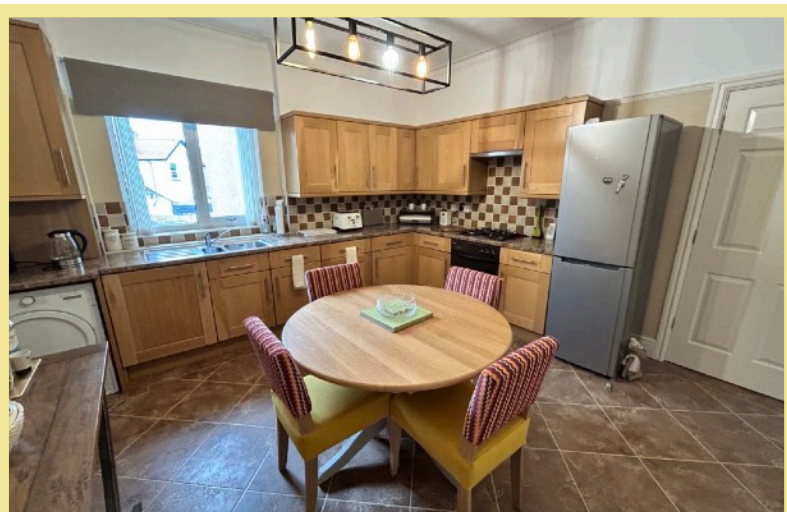
Lounge

5.59m x 4.19m (18'4" x 13'9")



Kitchen/Diner

4.17m x 3.90m (13'8" x 12'10")



Bedroom One

5.60m x 3.87m (18'4" x 12'9")



Bedroom Two

4.45m x 3.92m (14'7" x 12'10")

Bedroom Three

3.78m x 2.36m (12'5" x 7'9")

Shower Room

2.29m x 2.24m (7'6" x 7'4")



Location

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

Directions

From the Rhos On Sea office turn towards the promenade, turn right onto the promenade, take the second right turn onto Cayley Promenade, turn right onto Whitehall Road.

Council Tax Band: D

Energy Performance Rating Band TBC

NB THE APARTMENT IS LEASEHOLD WITH A 999 YEAR LEASE FROM 1994 (WITH A SHARE OF THE FREEHOLD)
 MAINTENANCE FEE:-£150 PER MONTH
 INCLUDES:BUILDINGS INSURANCE, MAINTENANCE & CLEANING OF THE COMMUNAL AREAS.

3 Bedroom
 First Floor Apartment

Apt.2, The Towers
 41-43 Whitehall Road
 Rhos on Sea
 LL28 4ET

£209,950
 REDUCED FROM £225,000

Reference Number:RP4215
 23/02/26

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

