

**Bryan Davies
+ Associates**

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
●
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

14 Adlington House, Abbey Road, Rhos On Sea, Colwyn Bay, Conwy, LL28 4PU



Offers Over £130,000

 2  1  1  C

www.bdahomesales.co.uk

A WELL PRESENTED LIGHT AND AIRY MODERN SPACIOUS TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT OVERLOOKING THE SIDE OF THE DEVELOPEMENT AND FORMING PART OF A DEVELOPMENT OF SECURE PRIVATE RETIREMENT (OVER 55's) APARTMENTS CLOSE TO RHOS-ON-SEA PROMENADE AND LOCAL AMENITIES.

Adlington House offers independent living and the added peace of mind that 24-hour on site Care and Support is available when needed, together with the recreational and social benefits of a waitress service bistro and communal areas.

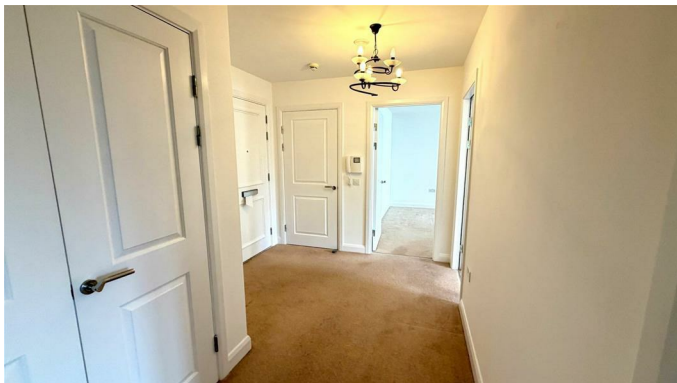
Front aspect pathway leads to automatic entrance door, intercom/security entry system, inner secure door, access into communal entrance with reception area, there are stairway and lift facilities to the upper floors.

WE HAVE NOT TESTED THE SYSTEM, THE BOILER OR ANY APPLIANCES.

The accommodation comprises:

APARTMENT DOOR TO APT 14:

ENTRANCE HALL



Video intercom system and security alarm, double door storage room with hot water system and shelving, plumbing for an automatic washing machine.

LARGE STORAGE ROOM

Electric meter.

LOUNGE/ DINING AREA 22'8" x 11'1" max (6.91m x 3.4m max)



Wall mounted electric fire, upvc double glazed doors and Juliet balcony, electric heater, side sea view.



VIEW FROM THE LOUNGE



Double doors open to the:

JULIET BALCONY



KITCHEN 7'9" x 7'7" max (2.37m x 2.33m max)



Range of beach coloured wall base and drawer units and complementary worktops, integral 'SMEG' electric oven, integral 'SMEG' microwave, integral fridge/freezer, 'SMEG' electric hob and chimney style extractor above, 1½ bowl stainless steel sink and mixer taps. downlighters, integral dishwasher.

BEDROOM 1 14'4" x 9'6" (including wardrobes) (4.38m x 2.90m (including wardrobes))



Built in mirrored door, wardrobes, limited sea view.



BEDROOM 2 14'8" x 9'7" (max) (4.49m x 2.94m (max))



Electric heater, limited sea view.

WET ROOM



Tiled wet room and non slip flooring, multi purpose w.c/bidet, main shower, wash hand basin and mirrored cabinet, chrome ladder style cabinet, downlighters.

OUTSIDE

COMMUNAL GARDEN

Maintained by the management company.

COMMUNAL PARKING

ADLINGTON HOUSE

Adlington House - Is a development of 51 apartments offering electric throughout, fully insulated, energy efficient, UPVC double glazing throughout and an abundance of safety and security features. Communal

areas include Lounge, Bistro, Guest Suite, Library and IT Suite, Hairdressing Salon, Exercise Room, assisted bathroom, off road parking spaces (not allocated) + landscaped gardens. In partnership with MHA (Methodist Homes for the Aged) who provide the professional on site 24-hour Care, Support and Well-Being (subject to charges) as well as full management of the development. Situated in a lovely quiet area yet only a short walk from the centre of Rhos Village, sea front promenade and access onto the A55 expressway.

COMMUNAL LOUNGE



BISTRO



OUTSIDE DINING AREA



TENURE

Is LEASEHOLD, 125 years commencing 2009. Leasehold tenure to be confirmed by your legal advisor.

SERVICE AND WELL BEING CHARGE

The service fee for a two bedroom apartment from 1st April 2024 WAS £292 per month (including water rates, but excluding council tax) plus a mandatory wellbeing charge of £332 per month (minimum). Total WAS £624 per month.

** 2025 costs to be confirmed **

Further costs will be dependant on the Care facilities required by the owner.

A copy of the 'Key Facts for Leaseholders 2024/2025' is available in our office.

EXIT FEE

An exit fee is payable and should be checked with Adlington House.

All Charges/Payments Applicable To Apartment 14 should Be Confirmed By Your Legal Advisor.

EMERGENCY CARE LINE

Internal call pendant system for all residents included.

COUNCIL TAX

Is 'E' as obtained from www.conwy.gov.uk

First Floor

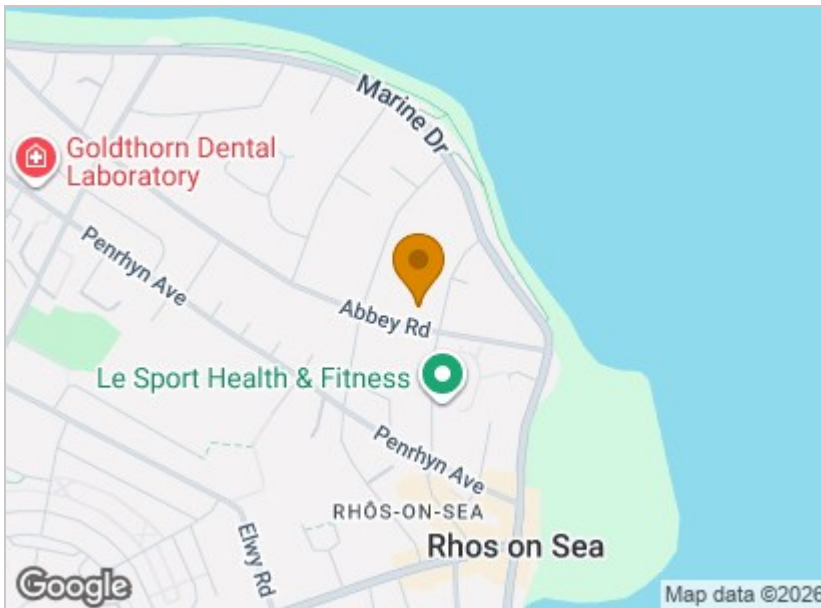
Approx. 71.3 sq. metres (767.1 sq. feet)

**Bryan Davies
& Associates**

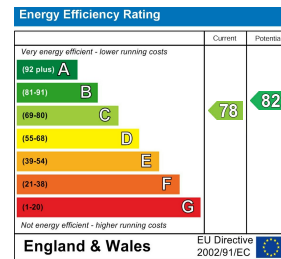


Total area: approx. 71.3 sq. metres (767.1 sq. feet)

Area Map



Energy Efficiency Graph



Directions

Adlington House is centrally located in Rhos-On-Sea convenient for the local shops, promenade, sporting amenities and bus services. From the Co-Op in Rhos-On-Sea proceed up Colwyn Avenue to the top and Adlington House can be seen in front of you Ref A703 24/05/25 REV 24/03/26

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: llandudno@bdahomesales.co.uk

Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

