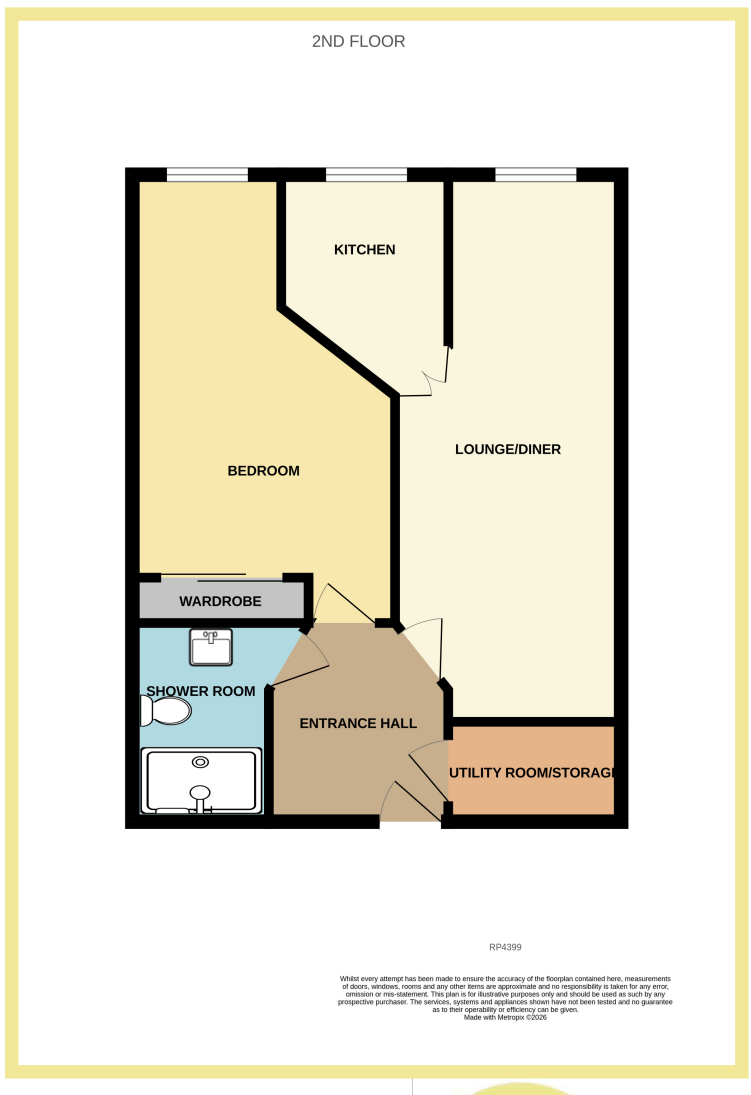
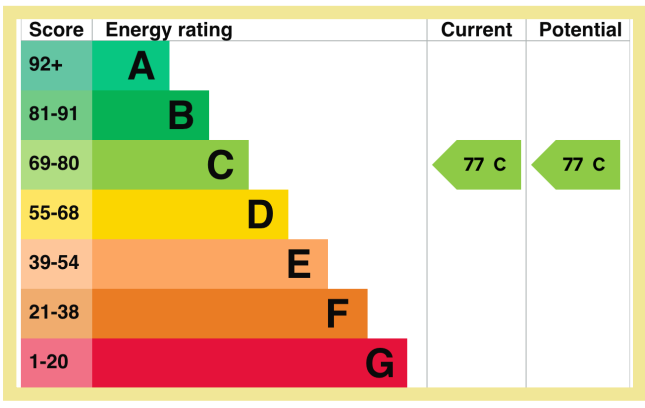


32 Adlington House
Abbey Road
Rhos on Sea
Conwy
LL28 4PU





Fletcher & Poole

www.fletcherpoole.com

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.

ONE BEDROOM 2ND FLOOR RETIREMENT APARTMENT SITUATED IN THE HEART OF RHOS ON SEA

Description

This one bedroom 2nd floor retirement apartment is sited in Adlington House- A well-managed and maintained purpose-built retirement development offering secure, independent living.
Situated in the heart of Rhos on Sea. Walking distance to the local shops, cafes, bus stop, promenade & beach.
The development offers a secure communal entrance (visual-link entry system), lift and stairs to all floors and a wealth of communal facilities including:- On-site bistro, lounges, patio, gym, IT suite, hairdressing salon, library, assisted bathroom and guest suite. Also offering a personal pendant alarm with dual-link to the management care team.
The apartment comprises of:-Entrance hallway with large storage room which has space for utilities, light and spacious lounge/diner opening into the kitchen which has integrated appliances to include:- Dishwasher, SMEG oven, SMEG microwave, SMEG induction hob and extractor hood. One bedroom with a range of fitted wardrobes and a "wet room" style shower room.
Viewing is recommended to appreciate the great location and the wealth of communal facilities Adlington House offers.

- ✓ ONE BEDROOM 2ND FLOOR RETIREMENT APARTMENT
- ✓ PART OF A WELL-MAINTAINED & MANAGED PURPOSE-BUILT DEVELOPMENT
- ✓ SITUATED IN THE HEART OF RHOS ON SEA
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, CAFES, BUS STOP, PROMENADE & BEACH
- ✓ A WEALTH OF COMMUNAL AREAS & FACILITIES
- ✓ NO CHAIN
- ✓ LEASEHOLD

Hallway

8' 2" x 7' 2" (2.48m x 2.18m)

Storage/Utility

7' x 4' (2.14m x 1.22m)

Lounge/Diner

22' 4" x 11' 3" (6.80m x 3.44m)



Kitchen

8' 2" x 6' 8" (2.48m x 2.04m)



Bedroom

15' 9" x 9' 6" (4.81m x 2.90m)



Shower Room

8' 1" x 5' 7" (2.47m x 1.69m)



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: D (provided on www.voa.gov.uk)
Energy Performance Rating Band: C
Tenure: Leasehold. THE APARTMENT IS LEASEHOLD. ON A 125 YEAR LEASE FROM 2009
SERVICE CHARGE:-£301.01 PER MONTH
WELL BEING CHARGE:-£357.84 PER MONTH.
ON RE-SALE THERE ARE ADMINISTRATION CHARGES & A CONTINGENCY FUND CONTRIBUTION.

1 Bedroom Second Floor Apartment

32 Adlington House
Abbey Road
Rhos on Sea
Conwy
LL28 4PU

£119,950

REDUCED FROM £149,950

Reference Number:RP4399
24/08/2026

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos on Sea, Conwy, 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









