


# Apt 7 Mount Royal,

## Rhos On Sea LL28 4ET

## £154,950

A Spacious Second Floor Apartment in Prime Rhos-on-Sea Location – Just Moments from the Promenade

VIEWING HIGHLY RECOMMENDED

Tenure: Leasehold - EPC C - Council Tax : C





This generously proportioned second floor apartment offers spacious and comfortable living in a highly convenient coastal setting. Located just a stone's throw from Rhos-on-Sea's picturesque promenade and within easy reach of the village centre, providing an excellent opportunity for those seeking level, low-maintenance living near the sea.

The apartment forms part of a beautifully maintained Victorian-style residence with classic bay-fronted architecture, attractive red brick detailing, well-tended communal gardens to the front and private parking to the rear. The property benefits from an allocated parking space and enjoys a bright, open rear aspect.

Tel: 01492 555500
https://www.iwanmwilliams.co.uk

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## Location

Situated in a sought after residential area convenient for all local amenities. Rhos on Sea is a highly popular seaside village located on the North Wales coast with range of shops and other amenities. The property is within easy access of the A55 Expressway.



Accommodation:
Communal ground floor entrance with staircase leading to second floor landing with access to a useful storage area. Reception hall with radiator and access to roof space; spacious dining kitchen fitted with an extensive range of contemporary units, breakfast bar and laminate flooring; well-proportioned living room enjoying an open aspect and attractive sea views; two double bedrooms and a spacious bathroom fitted with a three-piece suite. Outside, the property benefits from one allocated car parking space and communal gardens to the front.



### Accommodation
(approximate measurements only)

### Entrance Hallway:
6'2" 18'2" (1.88m 5.56)

### Lounge:
15'1" x 11'10" (4.62 x 3.61m )

## Kitchen Diner:
15'1" x 18'2" (4.62m x 5.56m )

## Bedroom 1:
14'7" x 11'10" (4.45m x 3.61m)

## Bedroom 2:
11'3" x 9'3" (3.45m x 2.82m )

## Bathroom
8'5" x 8'11" (2.57m x 2.74m )

## Services
Mains water, gas, electricity and mains drainage connected to the property.

## Council Tax Band:
Conwy County Borough Council tax band C

## Viewing:
By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@imwestates.com

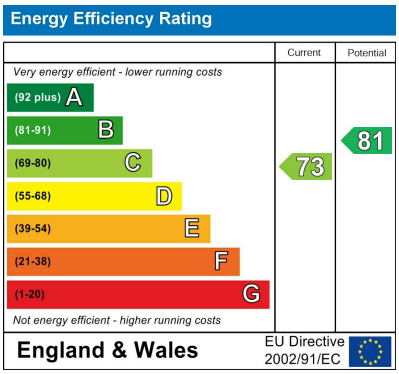
## Proof of Identity:
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

## Tenure:
999 Years Lease from 1st September 1993 with a peppercorn rent.
£110 per month services charges for communal areas for general maintenance and painting and garden area.

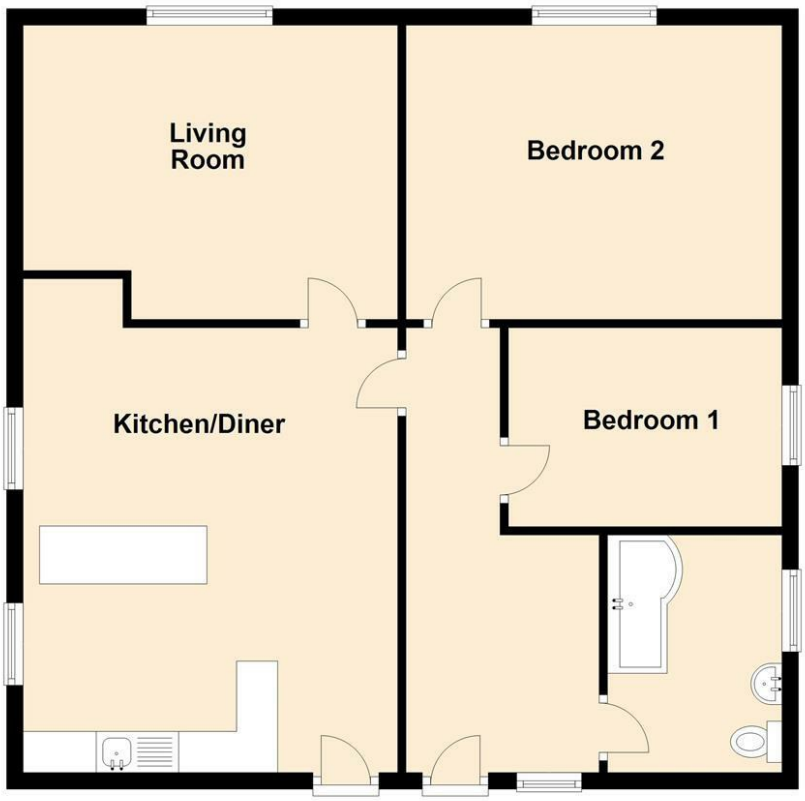









## Ground Floor

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