Bryan Davies + Associates

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AUCTIONEERS
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ESTATE AGENTS

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

No Onward Chain £120,000

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A MODERN SPACIOUS TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT OVERLOOKING THE SIDE OF THE DEVELOPMENT, FORMING PART OF A DEVELOPMENT OF SECURE PRIVATE RETIREMENT (OVER 55s) 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, Methodist Homes for the Aged office (on site, 24 hours a day, 7 days a week); 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 THE:

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

LOUNGE/DINING AREA 22'4 x 11' maximum (6.81m x 3.35m maximum)

Wall mounted electric fire, storage heater.

Double open doors to the:

JULIET BALCONY
Overlooking the side of the development.

VIEW

VIEW

KITCHEN AREA 7' x 7' (2.13m x 2.13m)

Range of wall, base and drawer units with brushed steel handles, complementary worktops surfaces, built in oven and microwave, four ring electric hob and cooker hood, slimline dishwasher, fridge and freezer, upvc double glazed window.

PRINCIPAL BEDROOM 14' x 9'6 (4.27m x 2.90m)

Includes built in wardrobes, electric heater, upvc double glazed window.

BEDROOM 2 14' x 9'8 (4.27m x 2.95m)

Built in wardrobes, electric heater.

FULLY TILED WET ROOM

Walk-in shower facility, pedestal wash hand basin and low flush w.c., ladder style radiator, shaver point, mirrored cabinet, downlighters, extractor fan.

OUTSIDE

COMMUNAL GARDEN
Maintained by the Management Company.

COMMUNAL PARKING
Not allocated.

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, 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

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 2026 is £323.92 per month (including water rates, but excluding council tax) plus a mandatory wellbeing charge of £357.84 per month (minimum). Further costs will be dependant on the Care facilities required by the owner. A copy of the 'Key Facts for Leaseholders 2026 is available in our office.

CONTINGENCY FEE

A contingency fee is payable and should be checked with Adlington House.
All Charges/Payments Applicable To Apartment 27 should Be Confirmed By Your Legal Advisor.

EMERGENCY CARE LINE

An active land line is required for the emergency care line and is the responsibility of the owner.

COUNCIL TAX BAND

Is E - obtained from www.conwy.gov.uk

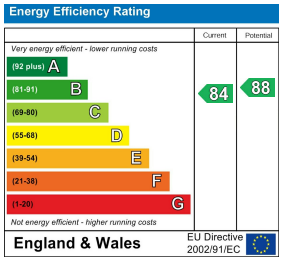
Second Floor

Approx. 71.4 sq. metres (768.6 sq. feet)

27 Adlington House, Rhos on Sea LL28 4PU

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. A468 06/06/24 Rev 26/08/26

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.

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For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.