

**Bryan Davies  
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AUCTIONEERS  
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ESTATE AGENTS

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## 3 Adlington House Abbey Road, Rhos On Sea, Colwyn Bay, LL28 4PU



No Onward Chain £122,500

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[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)

A WELL PRESENTED LIGHT AND AIRY MODERN ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT OVERLOOKING THE FRONT OF THE DEVELOPMENT WHICH CAN BE ACCESSED DIRECTLY FROM APARTMENT 3 LOUNGE TO THE PARKING AREA AT THE FRONT, 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 and there are stairway and lift facilities to the upper floors.

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

The accommodation comprises:

PERSONAL APARTMENT DOOR TO APT 3

ENTRANCE HALL

Wall mounted security intercom entry phone.

LARGE WALK-IN STORAGE CUPBOARD

(Off Entrance Hall) With plumbing for automatic washing machine, shelving, water

LOUNGE/DINING ROOM 25'5" x 11'2" narrowing to 7'9" width (7.77m x 3.42m narrowing to 2.37m width)



T.V. and telephone point, side aspect upvc double glazed window with display sill, double opening upvc double glazed door to front.

Double opening doors from Lounge/Dining Room to:

KITCHEN 8'0" x 7'4" (2.46m x 2.26m)



Fitted beech effect base, wall and drawer units with grey round edge worktops incorporating inset single drainer sink unit and mixer tap, integrated 'Logik' electric oven, four ring 'Smeg' hob with stainless steel splashback and canopy over, space for microwave, plumbing for dishwasher, space for fridge/freezer, recessed ceiling spotlights, under unit lighting, tiled floor, upvc double glazed window to front with tiled display sill.

### BEDROOM 11'11" x 9'7" (3.64m x 2.94m)



Plus fitted double wardrobe with mirror fronted sliding doors, hanging rail and shelving, T.V. point, wall mounted electric heater, upvc double glazed window to front.

### TILED 3-PIECE SHOWER ROOM 8'9" x 5'2" (2.67m x 1.6m)



Full width shower stall with decorative tiling, electric 'MX Inspiration' shower, sliding shower doors, pedestal wash hand basin with mixer tap, close coupled w.c., ladder style towel rail, mirror fronted cabinet with light, shaver point, non-slip flooring.

### TENURE

The property is held on LEASEHOLD TENURE over a 125 year term commencing 2009. Leasehold Tenure to be confirmed by your legal advisor.

### SERVICE AND WELL BEING CHARGE FOR 2026/2027

The service fee for 1st April 2026 is £301.01 per month (including water rates, but excluding council tax) plus a mandatory wellbeing charge of £357.84 per month.

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

### CONTINGENCY FEE

A Contingency Fee is payable and should be checked with Adlington House.

All Charges/Payments Applicable to Apartment 3 should be confirmed by your Legal Advisor.

A copy of the 'Key Facts for Leaseholders 2026' is available in our office.

### COUNCIL TAX BAND

Is 'D' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

### 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



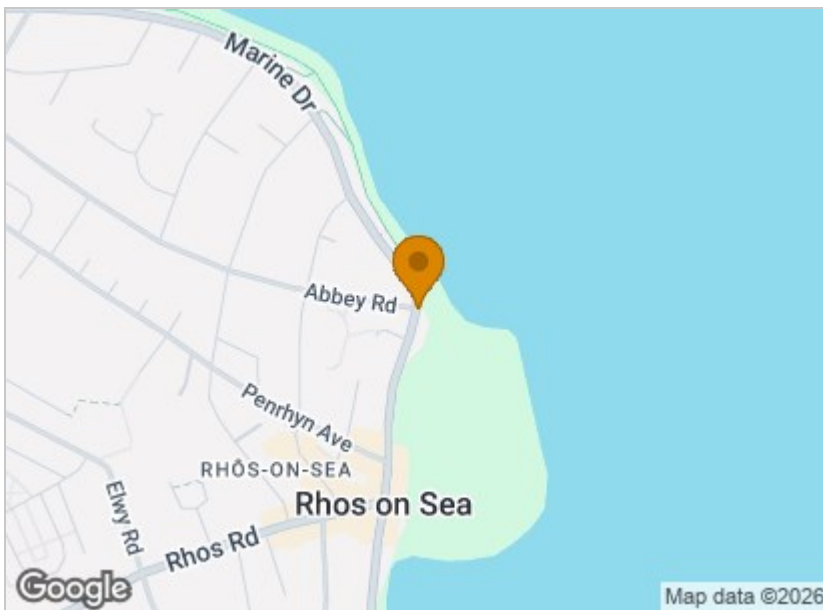


**Floor Plan**

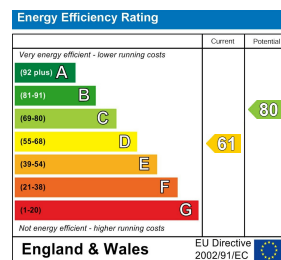
Total floor area 54.6 sq. m. (588 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

**Area Map**



**Energy Efficiency Graph**



**Directions**

Adlington House is centrally located in Rhos On Sea, convenient for local shops, promenade, sporting amenities and bus services. From the Co-op proceed along Colwyn Avenue and turn left into Abbey Road. The entrance door to Adlington House is on the right hand side. A918 10/06/26

**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.

