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



**£115,000**

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

A Modern Light and Spacious One Bedroom First Floor Retirement Apartment with dual aspect views, 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, 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:

HALLWAY



Hot water heater, plumbing for automatic washing machine, storage.

LOUNGE/DINER 15'6" x 10'11" (4.72 x 3.34)

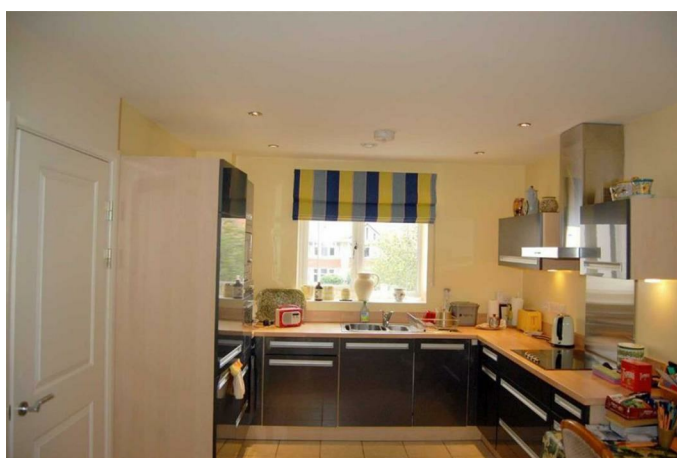


Electric storage heater, modern electric heater, laminate

flooring, two upvc double glazed French doors opening onto Juliet balcony, with views to rear of property,



KITCHEN 9'8" x 7'10" (2.95 x 2.40)



Range of modern dark grey gloss wall, base and drawer units, two large pan drawers, complementary worktops with integral four ring electric hob, stainless steel splashback and 'Smeg' extractor fan above, 1½ bowl stainless steel sink and drainer with mixer tap, unit housing integral 'Smeg' microwave, integral 'Smeg' electric oven, integral fridge/freezer, integral 'Ignis' dishwasher, views to the front of the property.

BEDROOM 11'1" x 10'1" (3.39 x 3.07)



Built in mirrored door wardrobe, electric heater.



### WET ROOM 8'5" x 5'8" (2.56 x 1.73)



Electric shower, wash hand basin, low flush w.c., mirrored shelving, shaver point, downlighters, non-slip flooring, 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) plus 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 the centre of Rhos Village, sea front promenade and access onto the A55 expressway.

### COMMUNAL LOUNGE



### BISTRO



### OUTSIDE SEATING AREA



### TENURE

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

### SERVICE & WELL BEING CHARGE

The service fee for a 1 bedroom apartment from 1st April 2021 is £206.18 per month (including water rates, but excluding council tax) plus a mandatory wellbeing charge of £246.33 per month. Further costs will be dependant on the Care facilities required by the owner.

### EXIT FEE

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

All charges/payments applicable to Apartment 21 should be confirmed by your legal advisor.

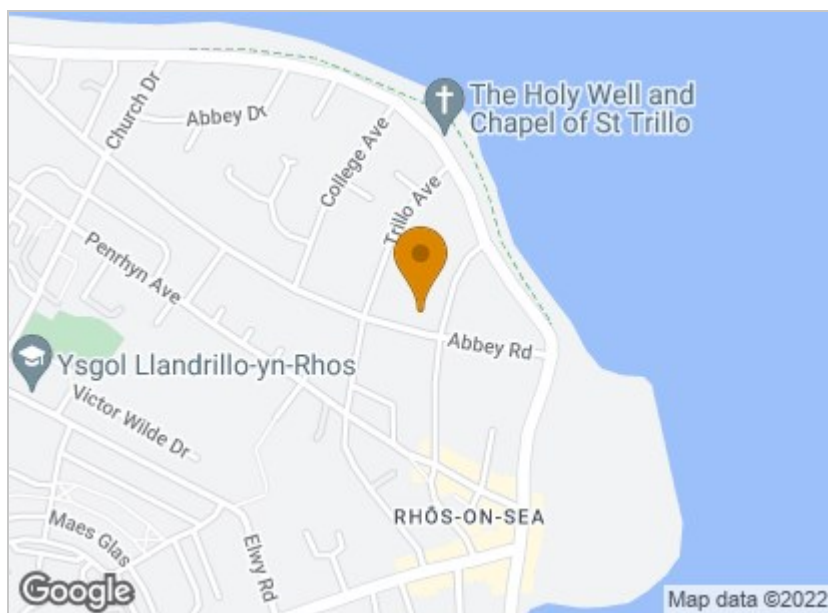
### EMERGENCY CARE LINE

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

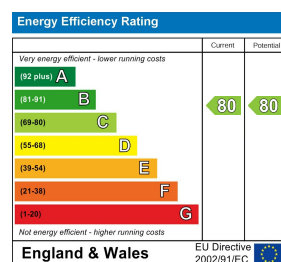
### COUNCIL TAX

Council Tax Band is C - obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

## 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: V7047 REV 29/07/22

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: 8.30 a.m to 5.30 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

