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AUCTIONEERS
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ESTATE AGENTS

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

No Onward Chain £247,500

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THIS MODERN TWO BEDROOM TOP FLOOR RETIREMENT APARTMENT is well maintained offering spacious living accommodation, perfectly situated to enjoy the stunning views over to Rhos Harbour, along the coast and hills.

The apartment is within a development of secure private retirement apartments (over 55's) close to Rhos On Sea Promenade and local shops. 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.

The accommodation briefly comprises:- 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), stairway and lift facilities to upper floors.

VIEWING ESSENTIAL TO APPRECIATE THE VIEWS ENJOYED FROM THIS TOP FLOOR APARTMENT, PERFECTLY POSITION WITHIN THE DEVELOPMENT

FOURTH FLOOR

Accessed via stairway or lift.

PERSONAL DOOR TO APARTMENT 50

SPACIOUS RECEPTION HALL

Video intercom system and security alarm, wall mounted 'Dimplex' heater, cloaks/storage cupboard and walk-in utility cupboard with light, housing hot water system, plumbing for an automictic washing machine. Access to loft hatch.

LOUNGE/DINING ROOM 17'8" x 11'7" (5.41m x 3.54m)

Marble fire surround with electric fire, 2 'Dimplex' wall heaters, telephone point. French doors onto Balcony

DECKED BALCONY

Glass balustrade, superb views over the harbour, coast and hills.

VIEW FROM BALCONY/LOUNGE

L-SHAPED KITCHEN-BREAKFAST ROOM 11'7" x 10'10" (3.54m x 3.31m)

Modern range of base, wall and drawer units with granite worktops, 1½ bowl stainless steel sink with mixer tap, electric oven and stainless steel chimney style extractor hood and granite back splash, fridge/freezer and dishwasher, double glazed skylight window, downlighters, ceramic tile floor.

PRINCIPAL BEDROOM SUITE 20'9" x 12'11" (6.33m x 3.94m)

Overall to include alcove with built-in wardrobe with sliding mirrored doors.

BEDROOM AREA

'Dimplex' wall heater, direct view over the rooftops to the harbour and coastline.

VIEW FROM BEDROOM 1

EN-SUITE WET ROOM

Fully tiled with co-ordering wall tiles, shower area, vanity wash hand basin, w.c with concealed cistern, chrome towel radiator, anti slip flooring.

BEDROOM 2 14'4" x 9'0" (4.39m x 2.75m)

Wall heater, harbour and coastal view.

BATHROOM 8'1" x 5'7" (2.47m x 1.72m)

Co-ordinating floor and wall tiles, panel bath with shower attachment and curved splash screen, inset vanity wash hand basin with storage, dual flush w.c, with concealed cistern, chrome towel radiator, down lighters.

OUTSIDE

COMMUNAL GARDEN
Maintained by the Management Company.

COMMUNAL PARKING
Not allocated

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 Car, 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 centra of Rhos Village, sea front promenade and access onto the A55 Expressway.

COMMUNAL LOUNGE

BISTRO

OUTSIDE DINING AREA

TENURE -
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 this apartment is £323.92 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 50 SHOULD BE CONFIRMED BY YOUR LEGAL ADVISOR.

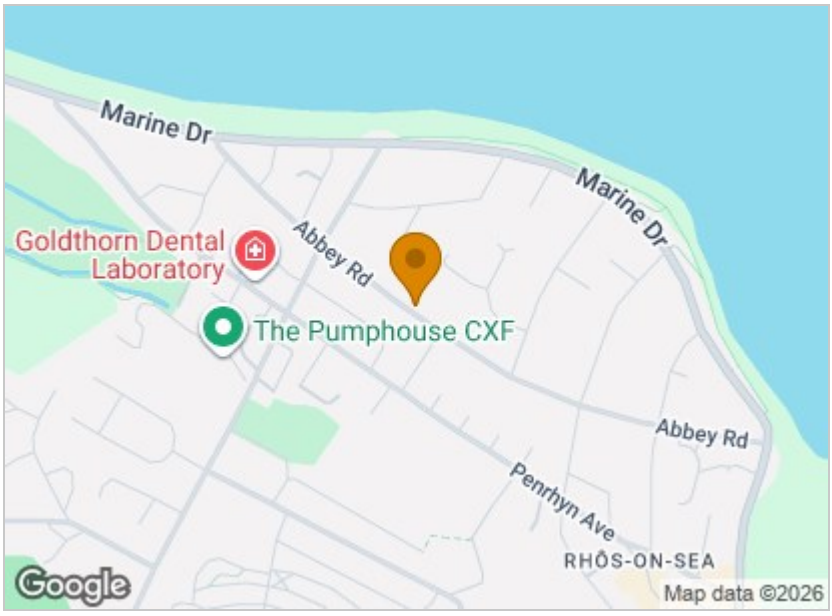
COUNCIL TAX
Is 'F' obtained from www.conwy.gov.uk

Top Floor

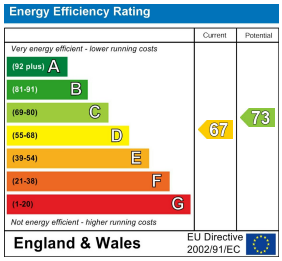
Approx. 95.9 sq. metres (1032.4 sq. feet)

Total area: approx. 95.9 sq. metres (1032.4 sq. feet)

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. REF: A808 19/11/25 Rev 14/04/26

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.

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.