



Vale Street, Denbigh LL16 3AH

£59,995

Monopoly Buy Sell Rent are pleased to offer for sale this spacious one double bedroom flat located on Vale Street, Denbigh a short walk to the centre of town with all its shops, cafes, restaurants, library, pubs, and bus stops. Also, good schools, leisure centre, theatre, museum, parish church, chapels and the historic Castle is nearby.

An ideal first-time buy or investment property this commodious flat comprises a large lounge, kitchen diner, bathroom, and a double bedroom. Viewing is highly recommended.

OFFERED FOR SALE WITH NO ONWARD CHAIN!

- First Floor Flat
- Large Lounge
- Council Tax Band A
- No Onward Chain
- One Double Bedroom
- Walking Distance to Town Centre
- Leasehold Property
- Ideal First Time Buy or Investment



Hallway

A white uPVC front door with steps lead you up to the first floor hallway having wood effect vinyl flooring a storage heater and two useful storage cupboards.

Kitchen Diner

4.45 x 1.88m (14'7" x 6'2")

Fitted with a range of wall, drawer and base units with granite effect worktops having a sink, integrated double oven, microwave, four ring hob and a space for washing machine. Part tiled walls, space for fridge freezer, tiled mosaic effect vinyl flooring and a double-glazed window overlooking the side of the property.

Lounge

4.90 x 4.14 (16'0" x 13'6")

A good sized lounge with two double glazed windows overlooking the front of the property enjoying views of the Clwydian hills with wood effect vinyl flooring, and a storage heater.

Bedroom

3.50 x 2.86 (max) (11'5" x 9'4" (max))

A double bedroom with a window looking into the lounge, a small window looks into the kitchen diner having privacy glazing and a further window overlooks the side of the property with wood effect laminate flooring and space for storage cupboards.

Bathroom

2.43 x 1.40 (7'11" x 4'7")

Fitted with a white three-piece suite comprising a low flush W.C, pedestal sink and a panelled bath with PVC wall panels, vinyl flooring and a double-glazed window with privacy glazing.

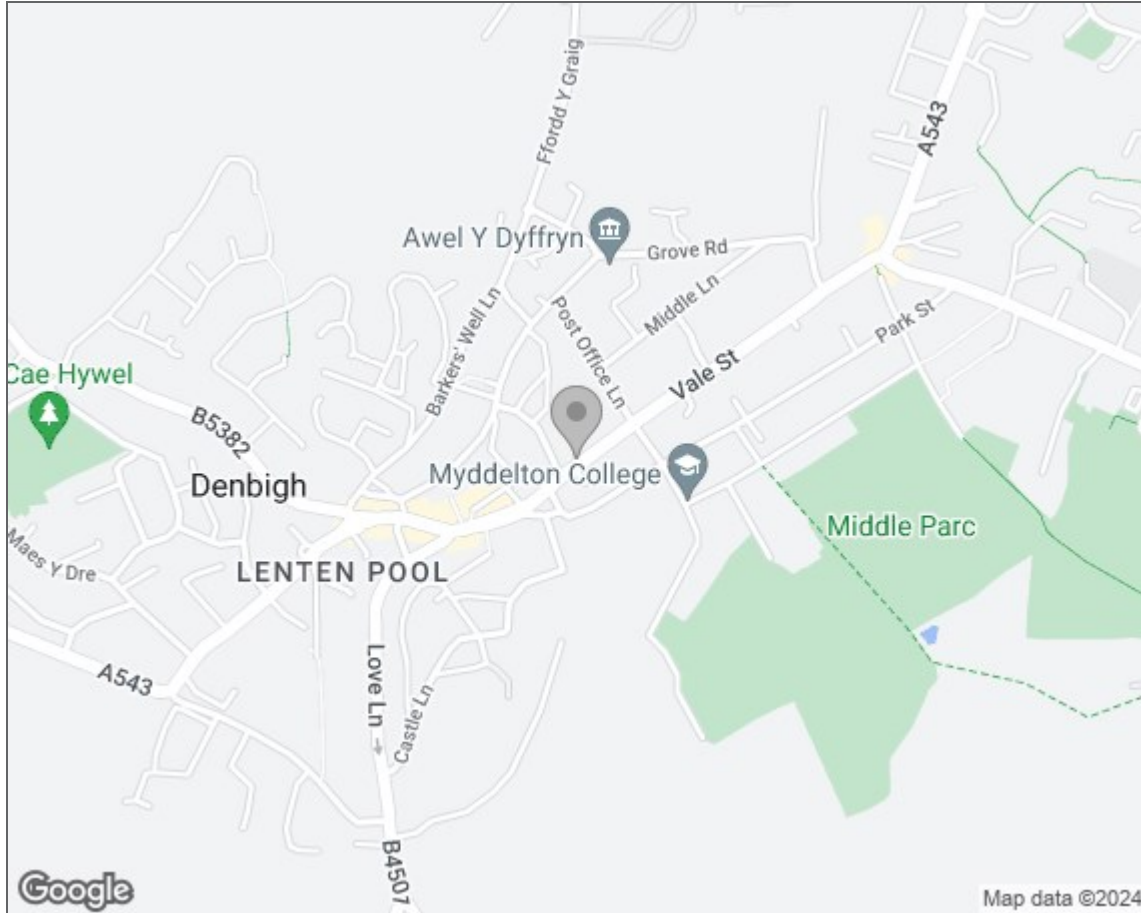
Additional Information

The property has 986 years of the lease remaining and is on a peppercorn basis of £1 per annum. The cost of insurance is shared between the other properties and this one on an annual basis.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

