

# Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Estate Agents, Valuers and Auctioneers  
Gwerthwyr Tai ac Arwerthwyr

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The Property Ombudsman Registration Number - N00766-0

**NEW**



## Apartment 3 13 East Parade, Rhyl, Denbighshire LL18 3AG No Onward Chain £119,950

Contemporary 2 Bedroom First Floor Apartment sited on The Promenade with amenities and town centre in the nearby vicinity. Briefly affording Open Plan Lounge / Contemporary Kitchen and Modern Bathroom with 3 piece suite. Electric Central Heating System which also provides the hot water & uPVC Double Glazing. Dedicated Parking space to rear.

**THIS PROPERTY IS CURRENTLY RENTED OUT.**



## ACCOMMODATION

Front door giving access to

## COMMUNAL HALLWAY

and Flat 2.

## ENTRANCE HALL

with carpet, central heating radiator, power point, white uPVC double glazed window and white uPVC double glazed exterior door, inset spotlights.

## STORAGE CUPBOARD OFF

which houses the central heating and hot water system and built in clothes closet. Telephone/Video entrance phone.

## OPEN PLAN LOUNGE/KITCHEN 14'6" x 22'0" (4.42 x 6.71)

into a bay window with white uPVC double glazed units. Power points, telephone point, TV aerial point, carpet, central heating radiator and inset spotlights. To the KITCHEN there is a range of Contemporary base units and matching wall cupboards complimented by round edged work surfaces. Stainless steel sink unit with rinsing sink and mixer tap. Electric Diplomat ceramic hob with fan assisted electric oven below, integral automatic dishwasher, refrigerator and freezer and Integral automatic washing machine. Power points, telephone point, extractor fan, and inset spotlights.

## MASTER BEDROOM 13'6" x 11'10" (4.11 x 3.61)

with central heating radiator, power points, carpet, white uPVC double glazed window.

## EN SUITE OFF

comprising of a 3 piece white suite, push button low flush WC, corner wash hand enclosure with fully tiled walls with an electric shower fitted. Shaped wash hand basin in vanity unit with mixer taps. Ceramic tiles to floor and walls, extractor fan, inset spotlights, and stainless steel style ladder radiator.

## BEDROOM 2 8'0"x 14'2" (2.44x 4.32)

with central heating radiator, power point, carpet, telephone point and white uPVC double glazed window.

## BATHROOM

Comprising of a 3 piece white suite with a push button low flush WC, shaped panel bath with central taps and shaped wash hand basin in vanity unit with mixer taps. Stainless steel ladder style radiator, extractor fan, inset spotlight, white uPVC double glazed window with frosted glass. Ceramic tiling to floor and walls.

## EXTERIOR

There is a dedicated parking space to the rear of the Apartment.

## Agents Notes

- Please Read Carefully 1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection. 3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared 13th July 2023
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme.
9. COUNCIL TAX BAND C - LEASEHOLD
10. THE APARTMENT IS HELD ON A 125 YEAR LEASE FROM 2008 WITH AN ANNUAL GROUND RENT OF £50 PER ANNUM AND AN ANNUAL SERVICE CHARGE OF £1,500 PER ANNUM.

## Directions

From our office proceed along Russell Road taking the second left into Bath Street. Continue along to the top taking a left turn onto East Parade and the property can be seen on the left hand side.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
	72		72



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Practice Manager- Louise Bullock

