



**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

ENTRANCE HALL

STORAGE CUPBOARD OFF

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

MASTER BEDROOM 13'6" x11'10" (4.11 x3.61)

EN SUITE OFF

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

BATHROOM

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) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
|                                             | 72      | 72        |                                                                 |         |           |