

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

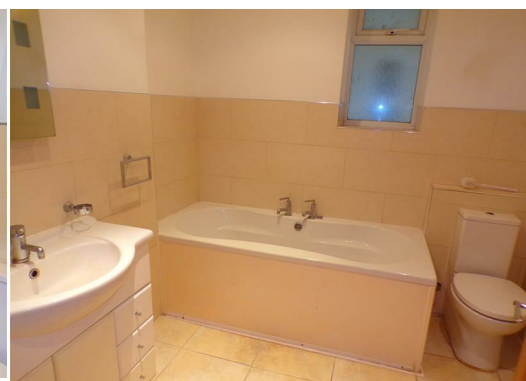
NEW



Apartment 2 Number 13 East Parade, Rhyl, Denbighshire LL18 3AG £130,000

An opportunity to acquire a contemporary 2 Bedroom Ground Floor Apartment sited on The Promenade being a very convenient location for the Sea Front, Town Centre and its local amenities.

The property briefly affords: Communal Hallway giving access to Entrance Hall, Open Plan Lounge / Contemporary Kitchen, Master Bedroom with En Suite off. Modern Bathroom with 3 piece suite, Electric central heating system also providing hot water. Dedicated Parking space to rear



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)

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.

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.

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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
92 plus) A			
81-91) B			
69-80) C			
55-68) D			
39-54) E			
	74		74



Nicholas Redfearn
Non Practising Consultant - David K. Jones BSc(Hons) FRICS Registered Valuer
Practice Manager- Louise Bullock

