



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
 STORAGE CUPBOARD OFF
 OPEN PLAN LOUNGE/KITCHEN 14'6" x 22'0" (4.42 x 6.71)
 MASTER BEDROOM 13'6" x 11'10" (4.11 x 3.61)
 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.

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 prepared13th 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			(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		
	74	74			