

# 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 6 13 East Parade, Rhyl, Denbighshire LL18 3AG £99,950

Modern two bedroom Apartment located on the promenade providing Coastal and Sea views. The Accommodation comprises: Shared Entrance Hall with stairs to Top Floor, Entrance Hall, Open plan Lounge/Kitchen giving coastal and sea views, includes integral appliances and also has telephone video entry system, Bedroom 1 with En Suite off and feature Bathroom with 3 piece suite. Dedicated parking space to rear. The property also benefits from uPVC Double Glazing and Electric central heating system which also provides hot water.



## ACCOMMODATION

### FRONT DOOR GIVING ACCESS TO

#### SHARED ENTRANCE HALL:

Stairs up to top floor.

#### ENTRANCE HALL:

Two central heating radiators, inset spotlights, power points, carpet and built in double doored oak cupboard. Storage cupboard off Hallway which houses the central heating and hot water system.

#### OPEN PLAN LOUNGE/KITCHEN: 20'4"x 15'4" maximum measurements (6.20x 4.67 maximum measurements)

To the Lounge: Two central heating radiators, power points, telephone point, TV aerial point, carpet, inset spotlights and telephone video entry system. White uPVC double glazed window giving coastal and sea views.

To the Kitchen: Contemporary base units and matching wall cupboards complimented by work surfaces with tiled splash backs. Inset stainless steel sink unit with rinsing sink and mixer taps, Diplomat electric ceramic hob with extractor chimney over and matching Diplomat electric oven with matching microwave. Integral dish washing machine, automatic washing machine and fridge freezer. Power points, ceramic tiling to floor, white uPVC double glazed window giving coastal and sea views, extractor fan fitted and inset spotlights.

#### BEDROOM 1: 14'6"x 12'10" (4.42x 3.91)

Central heating radiator, power points, carpet, telephone point, inset spotlights, carpet to floor, double glazed sealed unit velux window.

#### EN SUITE OFF:

Comprising of a three piece white suite of push button low flush WC, circular wash hand basin with mixer taps in vanity unit, corner shower enclosure with an electric shower fitted, part tiled walls, ceramic tiling to floor, ladder style radiator, inset spotlights, double glazed sealed unit velux window and extractor fan.

#### BEDROOM 2: 16'4"x 12'2" (4.98x 3.71)

#### BATHROOM:

Comprising of a three piece white suite of push button low flush WC, circular wash hand basin with mixer taps in vanity unit, panel bath with central mixer taps and shower attachment, ladder style central heating radiator, half tiled walls, matching tiles to floor, double glazed sealed unit velux window, inset spotlights and extractor fan.

#### Dedicated parking space to rear.

#### 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 <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                                   | 70      | 70   | (55-68) D   |         |           |
| (39-54) E                                   |         |  | (39-54) E   |         |           |



Nicholas Redfearn  
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Practice Manager- Louise Bullock

