



jonesandredfearn.com



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## 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:

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

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

### EN SUITE OFF:

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

### BATHROOM:

**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		



3/5 RUSSELL ROAD, RHYL, LL18 3BS

CLWYD ESTATES LTD T/A JONES AND REDFEARN

