

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 4 13 East Parade, Rhyl, Denbighshire LL18 3AG £107,000

Modernised 2 Bedroom 2nd Floor apartment. Conveniently located for the Promenade. The Accommodation briefly provides: Communal Hallway, Entrance Hallway, Lounge with Kitchen area including integral appliances, Feature Bathroom with 3 piece and En Suite Shower room to Bedroom 1. The property is uPVC double glazed and has an electric central heating system and electric hot water system. Dedicated Parking space to rear.

THIS PROPERTY IS CURRENTLY RENTED OUT



GROUND FLOOR:

Shared Entrance and Hallway leads up to the

SECOND FLOOR

APARTMENT 4

ENTRANCE HALL

With strip timber flooring, built in cupboard which houses the Electric central heating boiler and hot water cylinder.

INNER HALLWAY

power point, radiator, wood strip flooring, and video phone for Ground Floor access door.

LOUNGE WITH KITCHEN AREA 21'8" x 15'6" (6.60 x 4.72)

Two radiators, wood strip flooring. Inset down lighters and two uPVC Double Glazed windows to front.

KITCHEN AREA

Contemporary base units and matching wall cupboards complimented by round edged work surfaces having tiled splash backs. Stainless steel sink unit. Inset ceramic hob with stainless steel extractor hood above. Built in stainless steel electric oven with microwave above. Integral automatic dishwasher, refrigerator, freezer and automatic washing machine. wood strip flooring, uPVC double glazed window to front. Extractor fan.

BATHROOM

3 piece white Contemporary suite comprising of bath inset in tiled plinth, vanity unit with bowl wash hand basin and mixer tap and close coupled WC. Tiled floor, half tiled walls, inset down lighters, extractor fan and chrome effect towel ladder radiator.

BEDROOM 2 14'1" x 8'10" (4.29 x 2.69)

Radiator, power points, wood strip flooring, and white uPVC double glazed window to rear. Steps down into

REAR HALLWAY

Having wood strip flooring and uPVC Double Glazed door to exterior

BEDROOM 1 14'1" x 11'6" (4.29 x 3.51)

Radiator, power points, white uPVC double glazed window to rear.

EN SUITE OFF

Having a 3 piece contemporary suite including tiled shower cubicle with Redring control unit, splash screen and doors. Bowl wash hand basin and close couple WC. Wood strip flooring, half tiled walls, extractor fan, inset downlighters and chrome effect ladder style towel radiator.

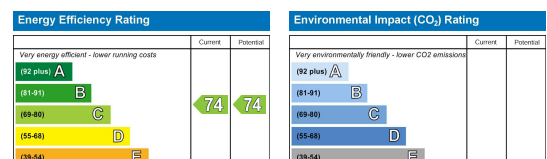
Directions

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.



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

