



**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

INNER HALLWAY

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

KITCHEN AREA

BATHROOM

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

REAR HALLWAY

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

EN SUITE OFF

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.

