

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



10 Plastirion Court Russell Road, Rhyl, Denbighshire LL18 3DJ

£80,000

**** EXCLUSIVE RETIRMENT COMPLEX ****

An opportunity to purchase a Purpose built Ground Floor Apartment situated conveniently for the Town Centre and Promenade. The property is a warm and inviting two bedroom first floor apartment, exclusively for the over 55's. Being situated within walking distance of Rhyl's seafront and promenade, with bus routes running nearby and a short drive from Rhyl's main town centre. Having well kept communal gardens and off street parking making this an ideal retirement home. Accommodation briefly affording: Shared Hallway leading to Apartment. Entrance Hall, Lounge & Fitted Kitchen. One Bedroom & Shower Room with a three piece suite. To the exterior there are communal garden areas and parking.



Composite front door gives entrance to communal Entrance Hall.

Half glazed front door giving access to

Entrance Hall

Power points, telephone point and built in airing cupboard. Built in storage cupboard and wall mounted panel radiator. Carpet and telephone intercom system.

Lounge

11'6" x 13' (3.51m x 3.96m)

White uPVC double glazed window overlooking the rear garden areas. Night storage heaters, power points and carpet.

Fitted Kitchen

6'10" x 11'6" (2.08m x 3.51m)

Fitted out with a range of contemporary white gloss effect fronted base units and matching wall cupboards complimented by rounded edge work surfaces with tiled splash backs. Belling electric hob with extractor chimney over, space for fridge and freezer, inset stainless steel sink unit with tower mixer taps and white uPVC double glazed window overlooking the rear garden areas. Power points, telephone point and ceramic tiling to floor.

Bedroom 1

10'4" x 12' (3.15m x 3.66m)

Night storage heater, power points, carpet and white uPVC double glazed window.

Wet Room

Comprising of push button low flush WC, pedestal wash hand basin and walk in shower enclosure with Mira electric shower fitted having glass splash screen. Ladder style radiator, part tiled walls, ceramic tiling to floor and white uPVC double glazed window with frosted glass.

Exterior

There are communal garden areas and communal parking area.

Directions

From our office proceed along Russell Road and Plastirion Court can be seen on the left hand side between Conwy Street and Beechwood Road.

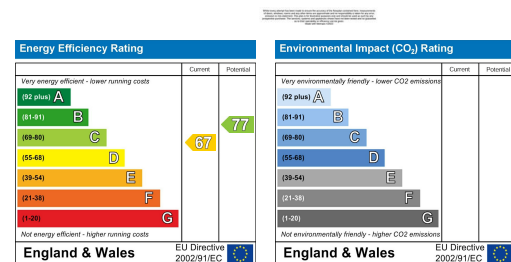
Agents Notes

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 22nd November 2023
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.

TERMS OF PURCHASE

1. To purchase this property you must be over 55 years of age and registered disabled or over 60 years of age if not registered disabled.
2. Any purchaser must not be in full time employment.
3. Any prospective purchaser will have to have a interview with Wales & West Housing Association prior to a legal agreement to purchase.
4. There is a monthly service charge payable at Plastirion Court, this will be £92.47 per calendar month/£1,109.64 per annum.
5. Any new purchaser will have to pay a contribution to the sinking fund when they leave the property at 2% of what the buyer pays for each year of ownership.



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

