



OFFERS AROUND £74,995

**** 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.



Entrance Hall

Lounge

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

Fitted Kitchen

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

Bedroom 1

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

Wet Room

Exterior

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.
10. COUNCIL TAX BAND A - LEASEHOLD

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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Energy Efficiency Rating: Current 67, Potential 77



3/5 RUSSELL ROAD, RHYL, LL18 3BS

CLWYD ESTATES LTD T/A JONES AND REDFEARN

