

# SIMPLY ESTATES



Rhyl Road, Rhuddlan, U18  
**£140,000**







Calling all landlords! Don't miss out on this investment opportunity with the added bonus of existing tenants.

This two-bedroom flat is the perfect first step or ideal addition to your investment portfolio with an existing yield of 5.54% but potential of at least 6.43% with a suggested rent of £750.

The property benefits being set back from the road, with half of the front garden allocated exclusively to this residence. Additionally, it also boasts an enclosed rear garden and the convenience of one allocated parking space, ensuring hassle-free parking for residents which is a premium in Rhuddlan.

Upon entering the communal front door, which provides access to both flats, you'll find the private flat door leading to an entrance hallway. From here, you can explore the spacious layout, which includes a large lounge, a bathroom, a fitted kitchen, and two comfortable double bedrooms.

### Living Room

10'0" x 16'7" (3.06 x 5.06)

The lounge features a large window at the front and two smaller windows to the side, ensuring ample brightness throughout. Neutrally decorated with wood-effect laminate flooring.

### Kitchen

7'9" x 7'4" (2.37 x 2.25)

The neutral fitted kitchen boasts an array of base and wall cupboards, providing ample storage space, complete with integrated oven, hob, and hood, as well as space for a washing machine, this kitchen is designed for both functionality and convenience.

### Bathroom

5'9" x 8'0" (1.77 x 2.44)

The family bathroom features a classic white suite, comprising a bath with shower overhead, wash hand basin, and WC and also benefits a chrome towel radiator.

### Main Bedroom

8'6" x 15'9" (2.61 x 4.81)

Neutrally decorated double bedroom with window to the rear garden.

### Bedroom Two

9'4" x 8'0" (2.85 x 2.45)

Neutrally decorated double bedroom with window to the rear garden.

### Exterior

Part of the front garden is allocated to the ground floor flat, as well as a rear enclosed garden accessed via the side gate. Additionally there is one allocated parking space accessed via Treetops court at the rear of the property.

### Leasehold | Share of Freehold

999 Year lease running to 30/11/3004

Service Charge £600 PA

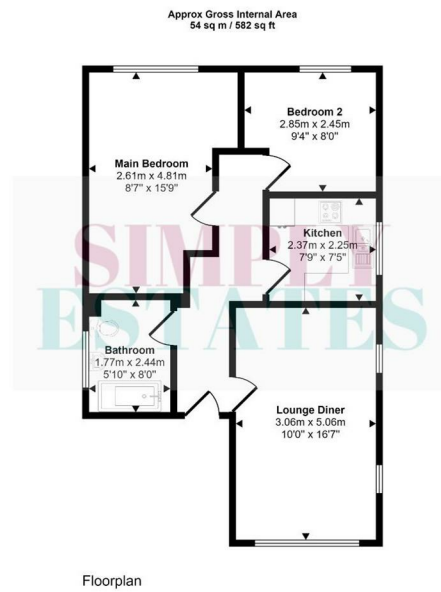
Service Charge covers shared insurance for the building, both flats contribute to a bank account under the company "Little Robins Nest LTD" which legally owns the freehold of both properties.

Peppercorn Ground Rent

### Disclaimer (Sales)

All floor plans provided by Simply Estates are for illustrative purposes and not drawn to scale. No details can be guaranteed or relied upon and Simply Estates will take no liability for errors, omissions or misstatements. Measurements, orientations and openings are approximates and all parties should rely on their own examination(s).

**Floor Area:** 581.25 sq ft  
**Plot Size:** 0.04 acre(s)  
**Tenure:** Leasehold  
**Council:** Denbighshire  
**Band:** C



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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Directions

From our Rhuddlan office, head towards Rhyl via the High Street. At the mini roundabout take the first exit onto Rhyl Road, The property is situated on the right just before Treetops Court

