



Apartment 8, Gweld Mynydd, Market Street, Ruthin, LL15 1AL

£130,000

 2  2  1  B

EPC - B82 Council Tax Band - C Tenure - Leasehold

Market Street, Ruthin

2 Bedrooms - Flat

Conveniently situated in the centre of the busy medieval town of Ruthin, this property offers ease of access to local amenities, all within a short walking distance.

Located on the first floor with convenient lift from the communal entrance foyer the property comprises entrance hall, open plan kitchen/living area, two double bedrooms, master with dressing room and en-suite and bathroom.

Viewing is highly recommended to fully appreciate this property.

EPC Rating - B82, Tenure - Leasehold (with an option to purchase), Council Tax Band - C.



Accommodation

A uPVC double glazed communal front door provides access into the building and to the communal lift with access to all floors, stairs also lead off

Entrance Hall

With lighting, power points, panelled radiator, large storage cupboard, and doors leading off to all rooms

Open Plan Living Room & Kitchen

28'2" x 11'5" (8.61 x 3.48)

A range of cream gloss base and drawer units with complementary work surfaces and wall units over.

Stainless steel bowl and a half drainer sink, integrated washing machine and fridge freezer, integrated electric oven, four ring gas hob and stainless steel extractor hood over. Obscured uPVC double glazed window to the side elevation.

The spacious open plan open living area has uPVC french doors with Juliet balcony overlooking the front elevation, ample plug sockets and radiator



Bedroom One

13'5" x 9'1" (4.11 x 2.79)

Spacious double bedroom with TV and power points, panelled radiator, uPVC double glazed window overlooking the side elevation and door leading into:

Dressing Room

With uPVC double glazed window overlooking the front elevation, plug sockets and radiator

En-Suite

Comprising of a shower cubicle with electric shower over, pedestal wash basin, tiled splash backs, W.C., and obscured uPVC double glazed window to the rear elevation



Bedroom Two

With TV and power points, panelled radiator and uPVC double glazed window overlooking the side elevation

Bathroom

13'6" x 7'10" (4.14 x 2.41)

Fitted with a white three piece suite to include electric shower over bath, chrome heated towel rail, W.C. and pedestal sink as well as extractor fan and partially tiled walls

Outside

Externally the property benefits from allocated parking, communal bin store and clothes drying area

Directions

From the Ruthin office on Well Street, continue right down Well Street to the junction. Take a left at the junction and continue along this road, passing B&M Bargains and Co-op on your left hand side. Take a left just before the roundabout in to the Plas Meddyg surgery car park. The secure car park and entrance to the building will be in front.

Lease Details

Annual Charges at October 2024 - £676.79 as detailed below

Ground Rent £1.00

Building Insurance £177.24

Electric and Water £144.05

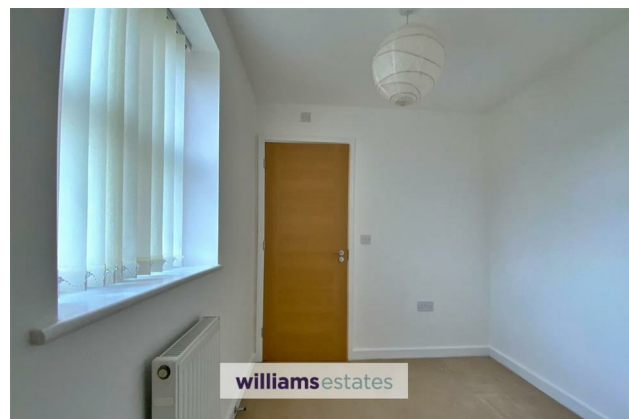
Cleaning and Garden £100.00

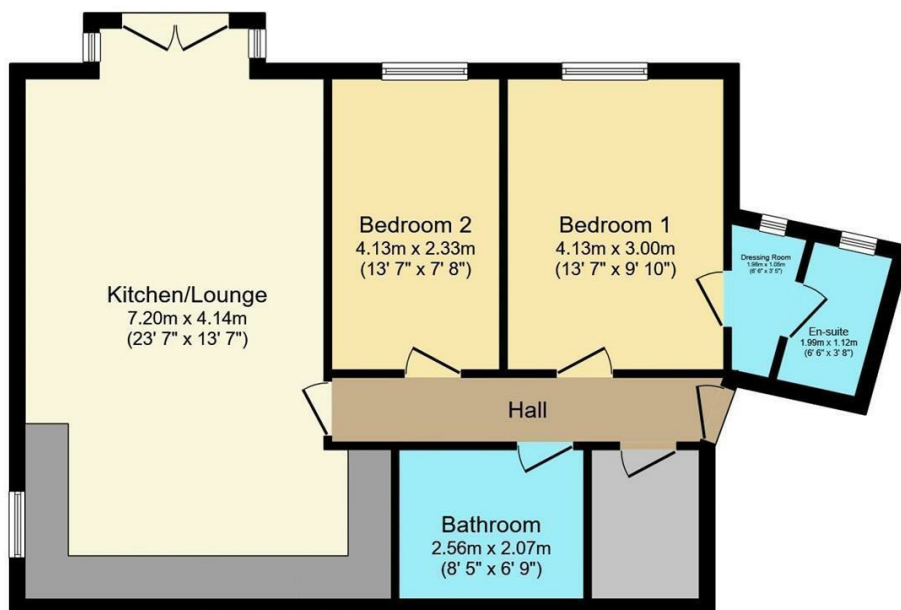
Maintenance inc Lift £104.50

Sinking Fund £90.00

Administration £60.00

999 year lease from November 2022





Floor Plan

Floor area 74.4 sq.m. (801 sq.ft.) approx

Total floor area 74.4 sq.m. (801 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX.

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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