



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

**£135,000**

 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. Comprising entrance hall, open plan kitchen/living area, two double bedrooms, master with dressing room and en-suite, bathroom and is offered for sale with NO CHAIN. Viewing is highly recommended to fully appreciate this property.

EPC rating - 82B, 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, low flush WC and obscured uPVC double glazed window overlooking 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, low level 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

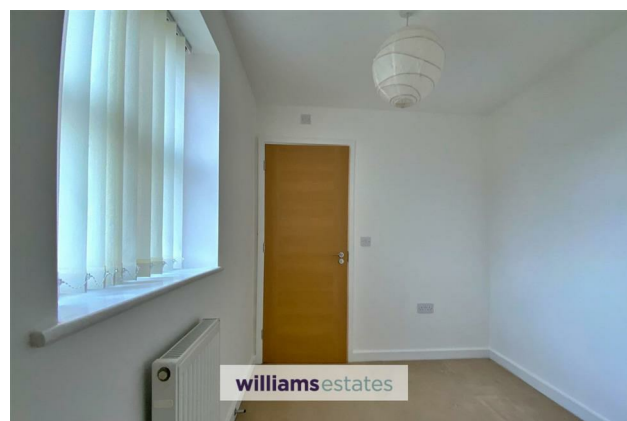
Cleaning and Garden £100.00

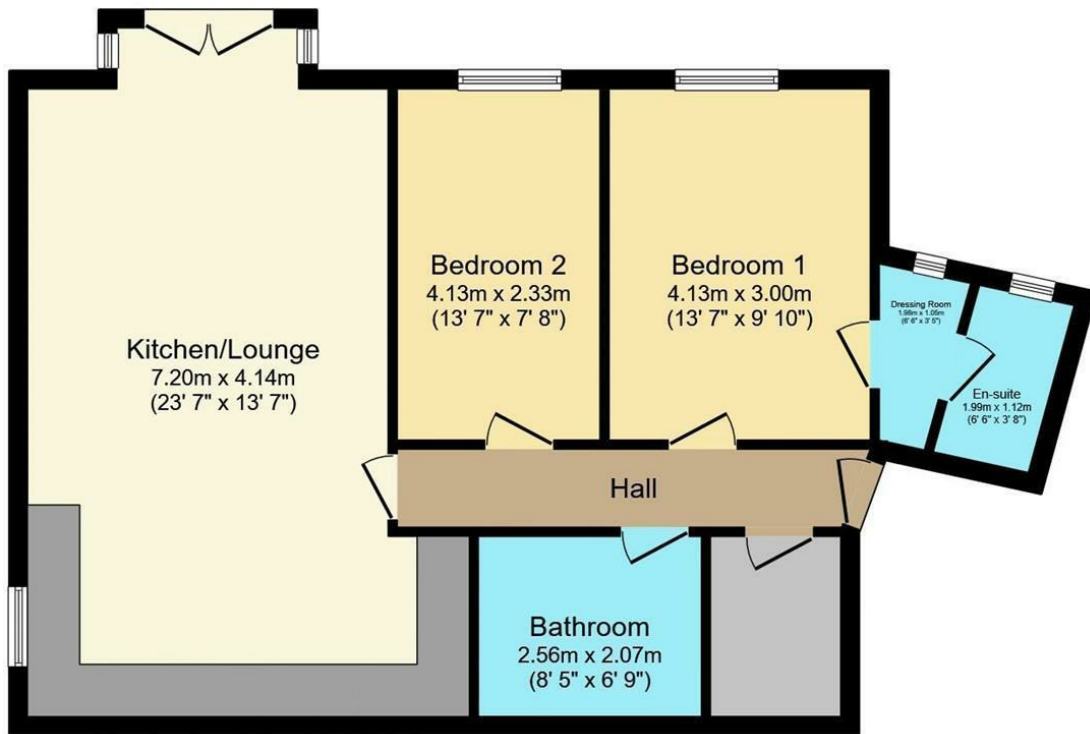
Maintenance inc Lift £104.50

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

### Energy Efficiency Rating

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

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