JONES PECKOVER
Property Professionals Since 1880

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47 Vale Street, Denbigh, Denbighshire, LL16 3AR

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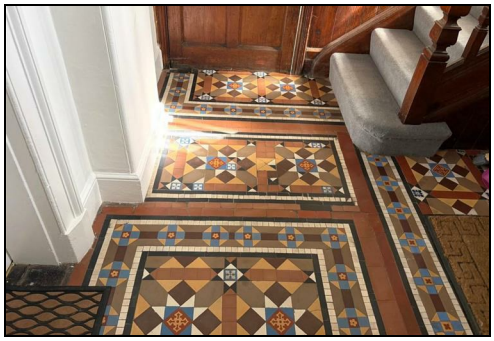
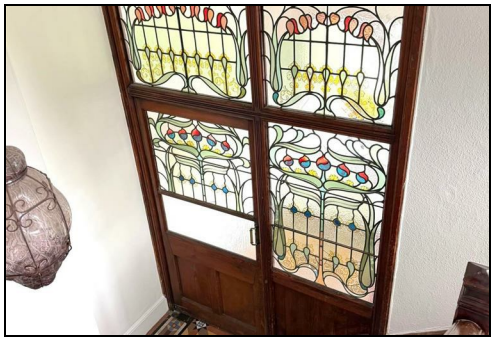




Park House, Park Street, Denbigh, LL16 3DE

- Substantial Detached Period Property
- Providing 4 Self Contained Apartments
- Sought-After Location
- No Forward Chain
- Stunning Original Features Throughout
- Lucrative Income Potential
- Immaculately Presented
- Viewing Recommended

£285,000

This substantial character property presents an excellent investment opportunity with exceptional income potential and is immaculately presented throughout. The property comprises four self-contained apartments showcasing stunning original features that add to its unique charm.

The layout includes two well-appointed two-bedroom apartments and two studio apartments, all ready for occupation and providing the opportunity to achieve an immediate and lucrative rental income.

The property's character is evident throughout, with original features that enhance its appeal and create a warm, inviting atmosphere and the sought-after location provides a peaceful yet central setting within easy reach of all amenities and of course the property could if required be reinstated to provide a substantial family home.

This property offers a remarkable opportunity to acquire a well-located and beautifully presented asset. With its blend of character and modern living, it is sure to attract a variety of tenants, ensuring a steady return on investment.

Do not miss the chance to explore this remarkable property that combines charm, functionality, and investment potential in one of Denbigh's most desirable locations.

THE ACCOMMODATION

The property comprises of an imposing and substantial detached residence which has been sympathetically converted to provide 4 well appointed self-contained apartments, all tastefully presented and displaying character features with modern facilities including double glazing and gas fired central heating.

Outside, a gravel driveway fronts the property and provides off-road parking. The communal entrance hallway is particularly impressive, having retained its' original stained glass windows, Minton tiled flooring and timber turned staircase and the individual apartments have been sympathetically renovated to provide light and spacious accommodation with large double glazed windows with timber shutters and feature fireplaces.

The ground floor provides a 2 Bedroom Apartment with large Lounge, 2 Double Bedrooms, modern kitchen and bathroom and small private yard, together with a Studio Apartment with living area, kitchen and bathroom. The first floor apartments comprise again of a Studio Apartment and 2 Bedroom Apartment and all accommodation is equipped with separate gas fired central heating boilers and metered utilities. All mains services are connected.









IMPORTANCE NOTICE (D)

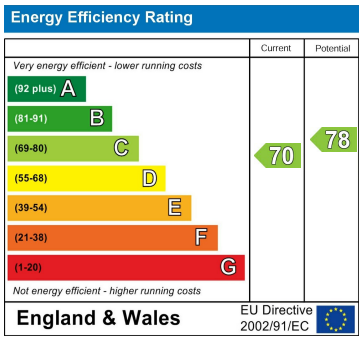
None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

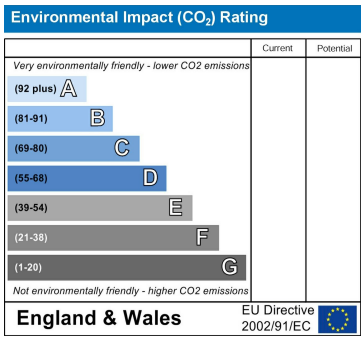
MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

PROOF OF IDENTITY -

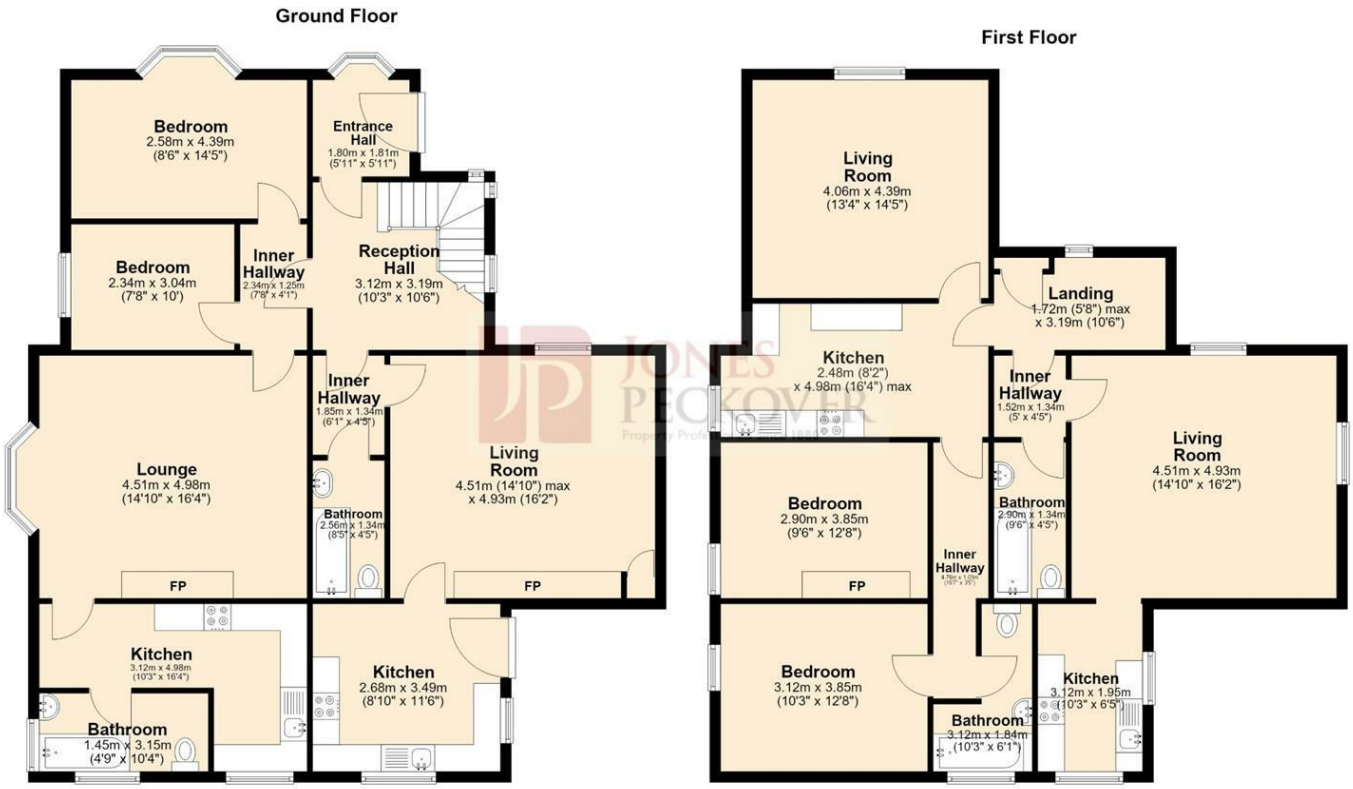
In order to conform with new Money Laundering Regulations, we would ask all prospective buyers to provide two forms of identity at the sale, one as proof of address and one photographic. Please bring a passport or UK driving license together with a public utility bill, bank statement or local authority tax bill to the sale as well as prior to the sale completing one of our client registration forms. CASH WILL NOT BE ACCEPTED FOR PAYMENT OF THE DEPOSIT WHICH MAY ONLY BE PAID BY A BANKERS' DRAFT, BUILDING SOCIETY CHEQUE, COMPANY CHEQUE OR PERSONAL CHEQUE.













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The Property Ombudsman SALES
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