



jonesandredfearn.com



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£90,000

An opportunity to purchase a Purpose built 2 Bedroom, First Floor Apartment situated conveniently for the Town Centre and Promenade. The apartments are age restricted and all applicants must be over 60 years of age or 55 years of age if disabled. Accommodation briefly affording: Shared Hallway leading to Apartment. Entrance Hall, Lounge, Kitchen, Two Bedrooms & Shower Room with a three piece suite. To the exterior there are communal garden areas and parking.

The property also benefits from kyros oil fired radiators, ariston hot water system and double glazing throughout.



Entrance Hall

Lounge

11'6 x 15'2 (3.51m x 4.62m)

Kitchen

9 x 10 (2.74m x 3.05m)

Bedroom 1

9'2 x 13 (2.79m x 3.96m)

Bedroom 2

9'4 x 7'7 (2.84m x 2.31m)

Shower Room

Exterior

There are communal garden areas and car parking available

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.

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 £112.97 per calendar month/£1,355.64 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.

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 26th March 2025
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 B - LEASEHOLD



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating			
Very energy efficient - lower running costs			
(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			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Environmental Impact (CO ₂) Rating		Current	Potential
Environmental Impact (CO₂) Rating			
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 environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



3/5 RUSSELL ROAD, RHYL, LL18 3BS

CLWYD ESTATES LTD T/A JONES AND REDFEARN

