



Russell Road, Rhyl

£75,000

**** OVER 55'S ONLY ****

An opportunity to purchase a Purpose built Ground 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, One Bedroom & Shower Room with a three piece suite. To the exterior there are communal garden areas, communal laundry and parking.



Hallway

Lounge

13'0 x 11'5 (3.96m x 3.48m)

Kitchen

11'2 x 6'7 (3.40m x 2.01m)

Bedroom

12'4 x 10'3 (3.76m x 3.12m)

Shower Room

7'3 x 6'2 (2.21m x 1.88m)

Exterior

To the exterior of the property there are communal garden areas, a communal Laundry Room and communal parking area.

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.

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 17/06/26
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.

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 £92.47 per calendar month/£1,109.64 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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
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			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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