



## Russell Road, Rhyl

**£87,500**

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

An opportunity to purchase a Purpose built 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 & Fitted Kitchen/Diner. Two Bedrooms & Shower Room with a three piece suite. To the exterior there are communal garden areas, communal laundry and parking.



Composite front door giving access to Communal Entrance Hall and stairs up to Number 22.

**Entrance Hall**

Carpet, night storage heater and useful built in storage cupboard and a further cupboard which houses the Ariston electric hot water system along with further storage. Telephone point.

**Lounge**

10'2 x 13'4 (3.10m x 4.06m)

With double aspect white uPVC double glazed windows. Feature fire surround with electric fire fitted. Two night storage heaters fitted, power points and carpet.

**Kitchen/Diner**

8'8 x 10' (2.64m x 3.05m)

With a range of base units and matching wall cupboards complimented by rounded edge work surfaces with tiled splash backs, Inset stainless steel sink unit with rinsing sink and tower mixer taps. Night storage heater fitted, power points, Flavel freestanding electric cooker fitted and plumbing for automatic washing machine. Vinyl floor covering and white uPVC double glazed window.

**Bedroom 1**

15'6 x 8'8 (4.72m x 2.64m)

Night storage heater fitted, power points, carpet and white uPVC double glazed window. Range of fitted built in wardrobes.

**Bedroom 2**

11'2 x 5'8 (3.40m x 1.73m)

Electric panel style radiator, power points, radiator and white uPVC double glazed window. Freestanding mirror fronted wardrobe.

**Shower Room**

Comprising of a three piece suite of wash hand basin in vanity unit, push button low flush WC and walk in shower enclosure with Triton electric shower fitted having glazed splash screen. Ladder style radiator and white uPVC double glazed window with frosted glass and vinyl floor covering.

**Exterior**

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.

**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.

**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 27th November 2023
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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
63	73		

**Energy Efficiency Rating:** Very energy efficient - lower running costs. Scale: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Not energy efficient - higher running costs. EU Directive 2002/91/EC. England & Wales.

**Environmental Impact (CO<sub>2</sub>) Rating:** Very environmentally friendly - lower CO<sub>2</sub> emissions. Scale: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Not environmentally friendly - higher CO<sub>2</sub> emissions. EU Directive 2002/91/EC. England & Wales.

