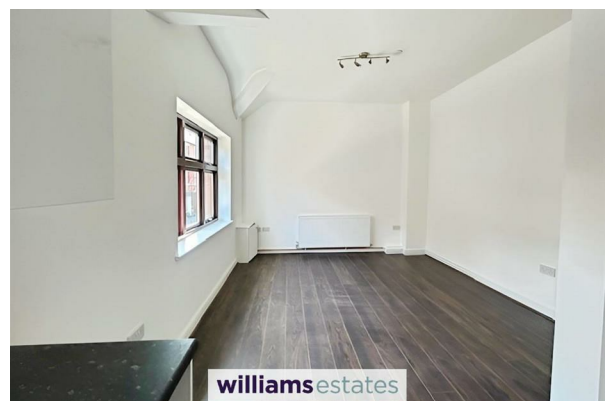
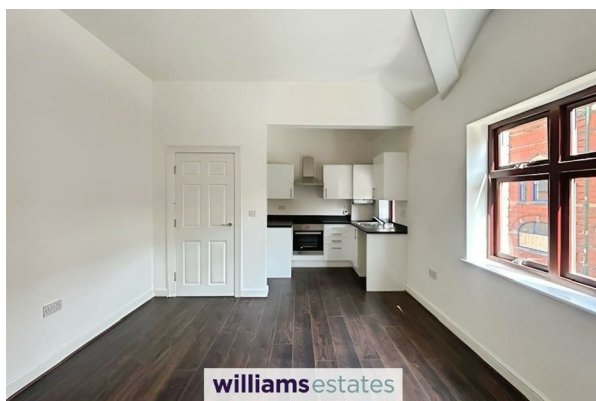


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**Flat, 1 Nant Hall Road, Prestatyn, LL19
9LR**

£750

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EPC - D62

Council Tax Band -

Deposit - £750

Nant Hall Road, Prestatyn

2 Bedrooms - Flat

A lovely two bedroom top floor flat available to let just off Prestatyn High Street. This modern flat has its own entrance and bright and airy rooms. It has recently been updated throughout and benefits from a new kitchen and bathroom. With easy access to local amenities and close to the train station. To be considered for this property you will need an annual income of above £22,500.

Accommodation

Front door leading into;

Entrance

With lights, sockets and stairs leading to;

Bathroom

8'10" x 3'1"

Comprising of enclosed shower, towel rail, vanity unit with sink, low flush WC and lights.

Bedroom 1

12'9" x 12'9"

Comprising of lights, sockets, radiator, wood effect flooring and window to the front elevation.

Bedroom 2

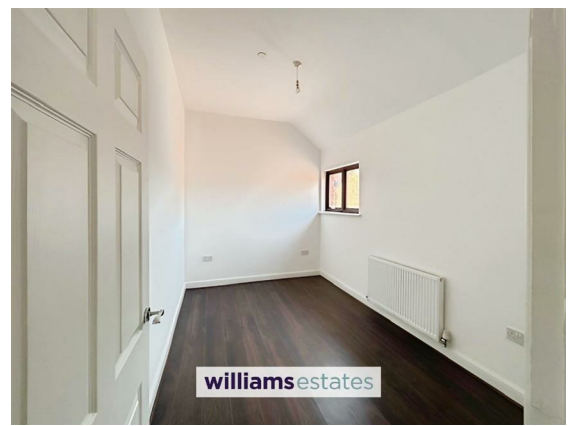
12'1" x 7'6"

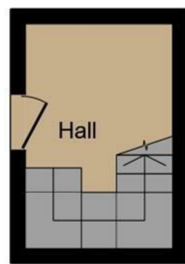
Comprising of lights, sockets, radiator, wood effect flooring and window to the rear elevation.

Kitchen and living space

18'8" x 11'1"

Modern kitchen with floor and base units, sink and drainer, integrated oven and hob with extractor fan above, window to the front elevation, sockets and lights. Living space has windows to front elevation, wood effect flooring, radiator, lights and sockets.





Ground Floor
Floor area 6.7 sq.m.
(72 sq.ft.)



First Floor
Floor area 60.9 sq.m. (655 sq.ft.)

Total floor area: 67.6 sq.m. (727 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 299399

Lettings@williamsestates.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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