



**14 Boughton Avenue, Rhyl,  
Denbighshire, LL18 3EW**

**£800 PCM**

 2  1  1  C

**EPC - C79    Council Tax Band - C    Tenure -**

# Boughton Avenue, Rhyl

## 2 Bedrooms - Flat

A super ground floor apartment for over 55's and located within walking distance of the town's facilities and sea promenade. The accommodation boasts a good sized living room, modern fitted kitchen with integrated appliances, two bedrooms and shower room, together with double glazing and gas central heating. The apartment also benefits from having to a garden area. EPC rating C To be considered for this property you will need an annual income of above £24,000



### Accommodation

Double glazed door leads provides entrance to

### Hallway

12'8" x 3'4" (3.86 x 1.02)  
with radiator and doors off

### Living Room

22'6" x 11'2" (6.86 x 3.40)  
lovely good sized room with modern electric fire suite, power points, T.V aerial point and aerial. telephone socket and uPVC French doors opening onto patio and communal gardens

### Kitchen

8'1" x 7'2" (2.46 x 2.18)  
with a modern range of wall, drawer and base units, one and half stainless steel sink and drainer with mixer tap, integrated eye level electric oven, microwave, integrated fridge and freezer, electric hob with extractor over, power points, tiled splashbacks and uPVC window to the rear.

### Bedroom 1

14'2" x 8'11" (4.32 x 2.72)  
with triple inbuilt wardrobe with mirrored doors, power points, telephone socket, radiator and uPVC window to the rear.

### Bedroom 2

11'7" x 8'7" (3.53 x 2.62)  
with power points, radiator and uPVC window to the front.

### Shower Room

with white suite comprising of low flush W.C, washbasin, walk in disability shower over head shower and tiled shower surround

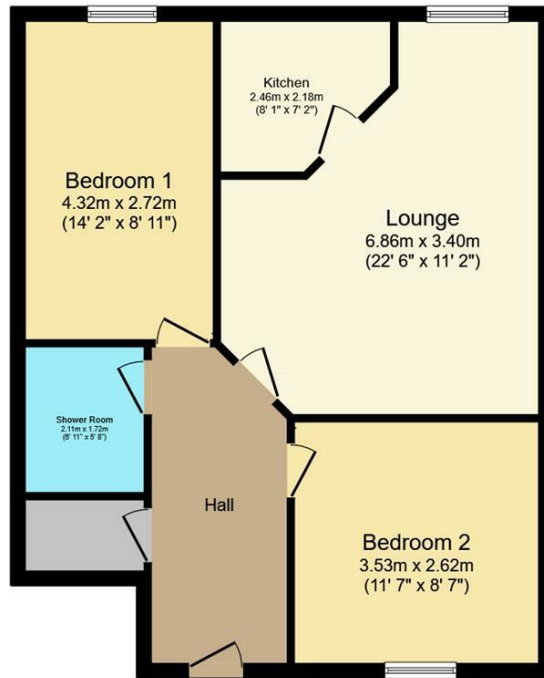
### Walk in Storage

with shelf and electric trip switches









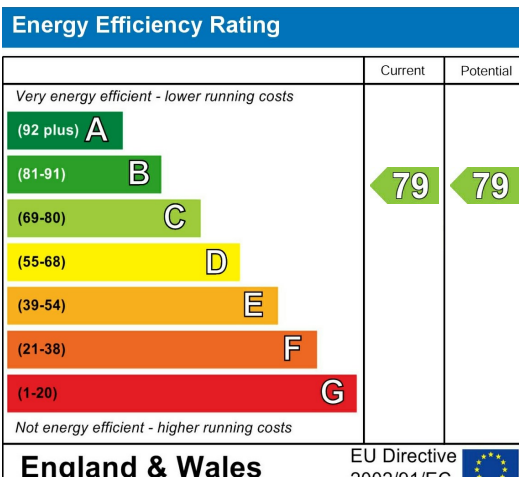
**Floor Plan**  
Floor area 66.3 sq.m. (714 sq.ft.)

Total floor area: 66.3 sq.m. (714 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](http://www.Propertybox.io)

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