

williamslettings



**Apartment 3 Ardmore, St George Road,
Abergele, LL22 7HB**

£750

 2  1  1  D

EPC - D59

Council Tax Band - B

Deposit - £750

St George Road, Abergele

2 Bedrooms - Flat

A well presented 2 bedroomed apartment available to let in a beautiful building on St George's Road Abergele. This two bedroomed apartment comprises of lounge/living area, the kitchen area having built in oven & hob, fridge freezer and washing machine, main bedroom with large built in wardrobes and storage cupboard, second bedroom is a single ideally suited to office or dressing room and bathroom with shower cubicle. The property also benefits from allocated parking, access to a shared rear garden & intercom system. To be considered for this property you will need an annual income of above £22,500.

Entrance Hallway

Living area

15'1" x 14'6"

This open plan living area has modern fixtures & fittings, the kitchen area has integrated appliances to include Fridge Freezer, electric oven & hob & washing machine, two windows overlooking the rear of the property, make a light spacious living space.

Shower Room

10'9" x 3'11"

Large corner shower cubicle, push flush WC and wash basin.

Main Bedroom

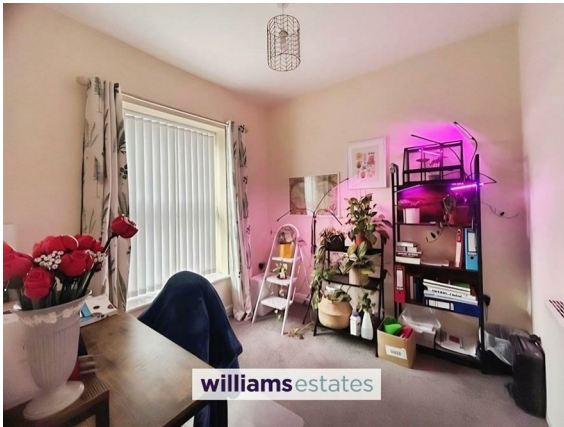
11'9" x 11'1"

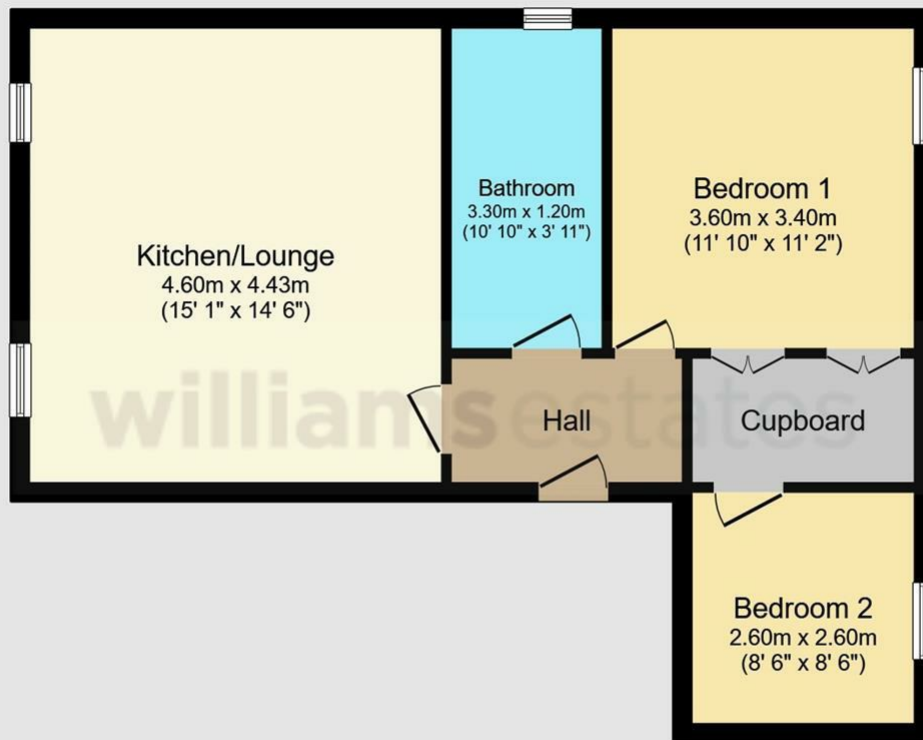
A large bedroom with fitted wardrobes overlooking the front of the property and an additional storage cupboard.

Second Bedroom

8'6" x 8'6"

A smaller bedroom overlooking with large window the front of the property





Floor Plan

Floor area 57.4 sq.m. (618 sq.ft.)

Total floor area: 57.4 sq.m. (618 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

williams
estates

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	65
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

williamslettings