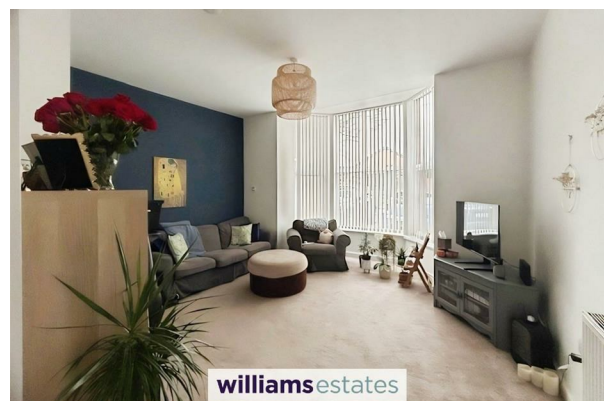


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**Ardmore, Flat 1 St George's Road,  
Abergele, LL22 7HB**

**£795 Per Month**

 2  1  1  C

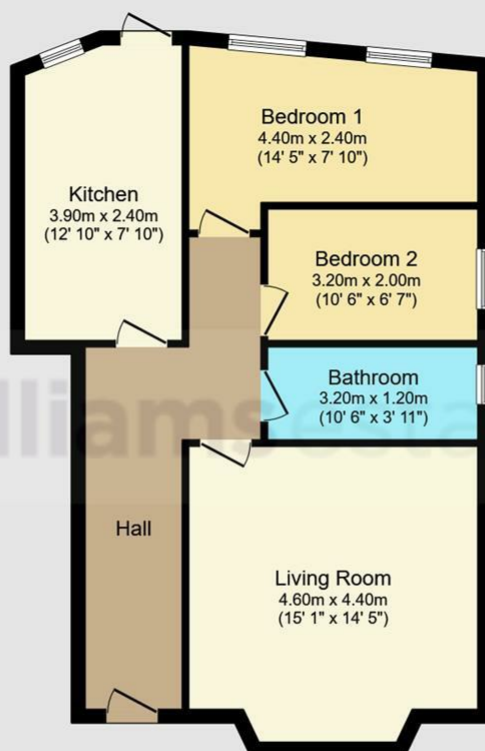
**EPC - C69    Council Tax Band - B    Deposit - £795 Per Month**

# **St George's Road, Abergele**

## **2 Bedrooms - House**

A beautifully presented two bedroomed ground floor apartment available To let in Abergele on St Georges Road. The property consists of two bedrooms one being a double, a large lounge with bay window overlooking the front of the property, the kitchen is modern with a range of wall base and drawer units, integrated appliances and access to the rear of the property, there is allocated parking for one car, intercom system and communal garden. To be considered for this property you will need an annual income of above £23,850.





**Floor Plan**

Floor area 64.6 sq.m. (696 sq.ft.)

Total floor area: 64.6 sq.m. (696 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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## Energy Efficiency Rating

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

69

78

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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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