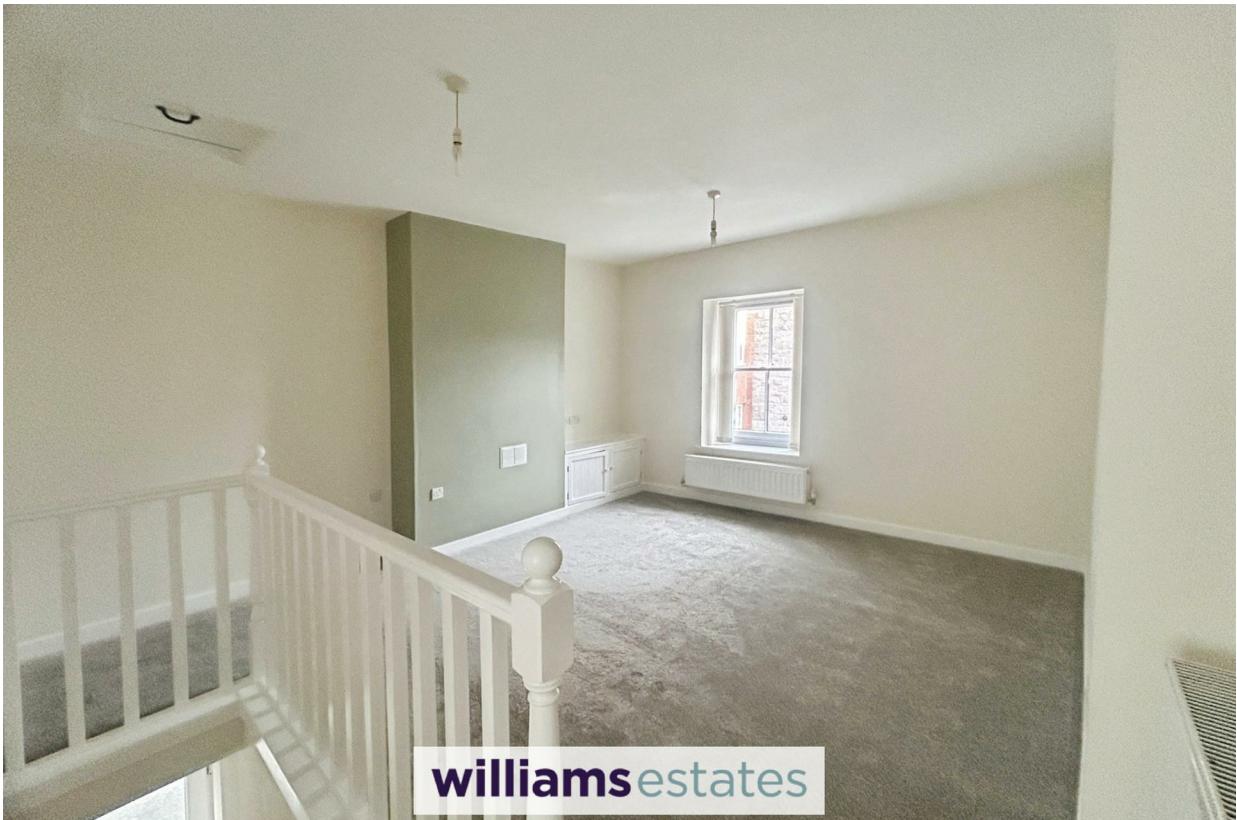


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Flat 5 Water Street, Abergel, LL22 7SH

£650



EPC - D62

Council Tax Band -

Deposit - £650

Water Street, Abergele

1 Bedrooms - Flat

This one-bedroom flat on Water Street offers a perfect blend of comfort and convenience. Although the flat spans a modest size, it is thoughtfully designed to maximise space and functionality.

Located in Abergele, you will enjoy the benefits of local shops, cafes, and amenities just a stone's throw away. The area is well-connected, making it easy to get to and from the A55.

To be considered for this property your annual income must be a minimum of £19,500.00

Accommodation

Enter through UPVC front door into main hallway with stairs ahead and door leading into;

Bathroom

7'6" x 5'8"

Comprising of low flush WC, wash basin, bath with shower above, tiled walls, extractor fan, lights and window to rear elevation.

Living Room

15'1" x 13'1"

Carpeted open plan living room with sockets, lights, window to front elevation, loft hatch and radiator. Door leading to;

Kitchen

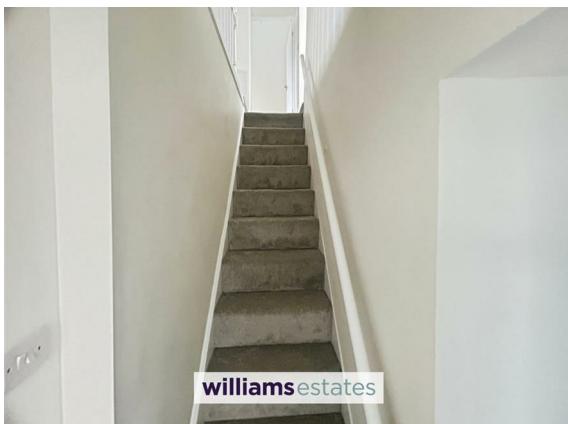
15'1" x 5'10"

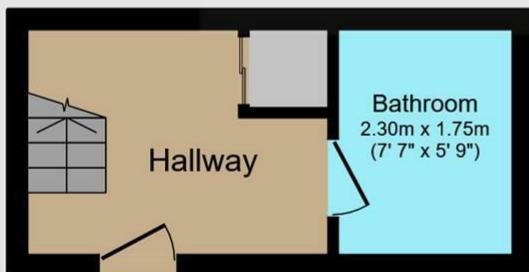
Comprising of wall and base units with counter above, integrated oven and gas hob with extractor above, sink with drainage board, lino flooring, large window to rear elevation and small window to side elevation, radiator, sockets, lights and boiler.

Bedroom

15'1" x 9'6"

With carpeted flooring, lights, sockets, radiator and window to front elevation.





Ground Floor
Floor area 11.4 sq.m. (123 sq.ft.)



First Floor
Floor area 39.7 sq.m. (428 sq.ft.)

Total floor area: 51.1 sq.m. (550 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		
(55-68) D	62	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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