



Flat 3 Gemig Street, St. Asaph, Denbighshire, LL17 0RY

£850 PCM



EPC - D61 Council Tax Band - C Tenure -

Gemig Street, St. Asaph

1 Bedrooms - Flat

Available For Let, this one bedroom apartment situated in the heart of St Asaph. Within easy access to Bodelwyddan, Denbigh and Rhyl. Offering an open-plan kitchen and living room, a modern bathroom and double bedroom. Situated just a stones throw away from St Asaph High Street with many local amenities including St Asaph Cathedral, River Elwy and local schools. EPC Rating D 61. To be considered for this property you would need an annual income of £25,500.



Accommodation

Access via a double door into the ;

Communal Access

with a door providing access into Flat 3.

Open-Plan Kitchen/Living

22'11" x 18'4" (6.99 x 5.59 (6.98 x 5.58))

Having an ultra-modern kitchen comprising wall, drawer and base units with complementary worktops over, void for tall standing fridge-freezer, integral cooker with electric hob over and extractor hood above.

The living room space hold many original features such as feature sash windows and support beams. Having in-set spot lighting, electric storage heaters and power points.

With doors providing access into further accommodation

Bedroom

11'9" x 11'6" (3.58 x 3.51)

Comprising original feature sash window, power points and lighting.

Bathroom

11'9" x 11'6" (3.58 x 3.51)

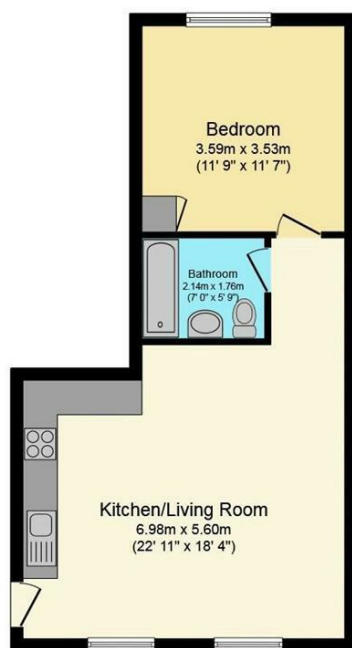
Having a panel bath with mixer tap over and wall mounted shower above, LED mirror, in-vanity hand wash basin with double tap over, low flush WC, partially tiled walls, wall-mounted heated towel rail and in-set spot lighting.

Outside

The accommodation offers off-street parking with one space, per apartment.







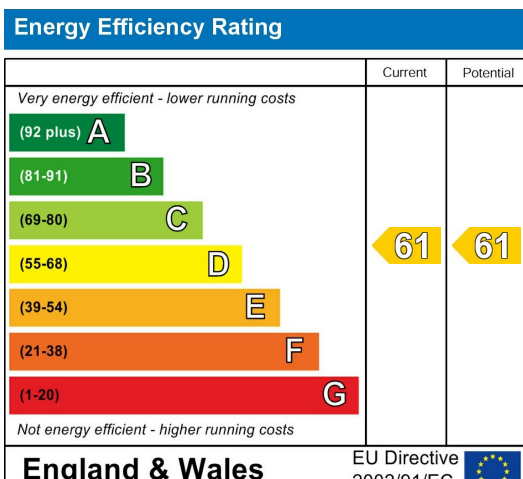
Floor Plan

Floor area 47.0 sq.m. (506 sq.ft.) approx

Total floor area 47.0 sq.m. (506 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



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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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