

# Tom Parry



## Flat 1 Queens Road, Criccieth, LL52 0EG

**£50,000**

- One bedroom 'bedsit' style flat
  - Ground Floor
- Short walk from promenade
  - Private bathroom
  - Private kitchenette
- Fantastic opportunity to get on the housing ladder



Tom Parry & Co are delighted to offer for sale a unique opportunity to purchase this spacious bedsit style flat, complete with a bathroom and a convenient kitchenette, located in the picturesque seaside town of Criccieth.

Situated within walking distance to all High Street amenities, and the newly built local Primary School, this property offers the perfect blend of comfort and convenience. Early viewing is highly recommended.

OUR REF: C388

GROUND FLOOR

- Hallway**  
with carpet flooring & wall mounted storage heater.
- Kitchenette**  
with range of base units, single bowl sink & drainer, built in larder cupboard
- Lounge/Bedsitter**  
with bay window to front, carpet flooring, storage heater & built in wardrobe
- Bathroom**  
with three piece suite & heated towel rail

EXTERNALLY

There is a side and rear service road to the property for access.

SERVICES

Mains water, electricity and drainage.

MATERIAL INFORMATION

Tenure: Leasehold - new 999 year lease to be prepared.  
Council Tax Band: A  
Parking available on road.

Ground Floor Bedsitter located within a block of 7 separate apartments. All apartments share the same front access door.

Floor Plan Awaited

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

