



**Flat 3, 20 Kinmel Court Kinmel Street,
Rhyl, LL18 1AL**

£55,000

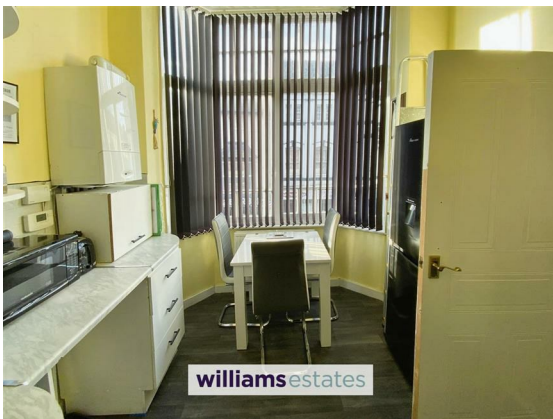


EPC - D65 Council Tax Band - A Tenure - Leasehold

Kinmel Street, Rhyl

1 Bedrooms - Flat

This first floor apartment briefly affords the inner hallway, lounge with access to a kitchen diner, modern bathroom plus a double size bedroom with built in wardrobes. Having gas central heating, door intercom, this flat is located just a short walk away to the train & bus station. EPC is D65. Leasehold. Council tax is A.



Communal Entrance

Glazed front door giving access to the lower hall with post box located at the foot of the stairs that leads to the communal first floor hallway and apartment number 3.

Communal Hall

Inner hallway

Entrance door to the apartment's inner hallway having radiator and electric consumer unit.

Lounge

13'9" x 12'0" (4.20 x 3.68)

With high ceiling, radiator, sash window to the side and door to the kitchen

Kitchen

11'8" x 9'3" (3.57 x 2.84)

Fitted with wall, base and drawer units, corner shelving, worktop surfaces, tiled splash-back, stainless steel sink, void for a slot in electric cooker, space for a fridge freezer, radiator, wall mounted central heating boiler, vinyl flooring and bay window to the side with space for a small dining table.

Double Bedroom

15'5" x 9'10" (4.70 x 3.00)

Having built in wardrobes with sliding doors, radiator and box bay window to the front.

Bathroom

6'10" x 5'6" (2.10 x 1.70)

Comprising of a panelled bath with shower over, wall panelling, glass shower screen, pedestal wash hand basin, toilet, radiator, wall mirror with light above, vinyl flooring and extractor fan.

Directions

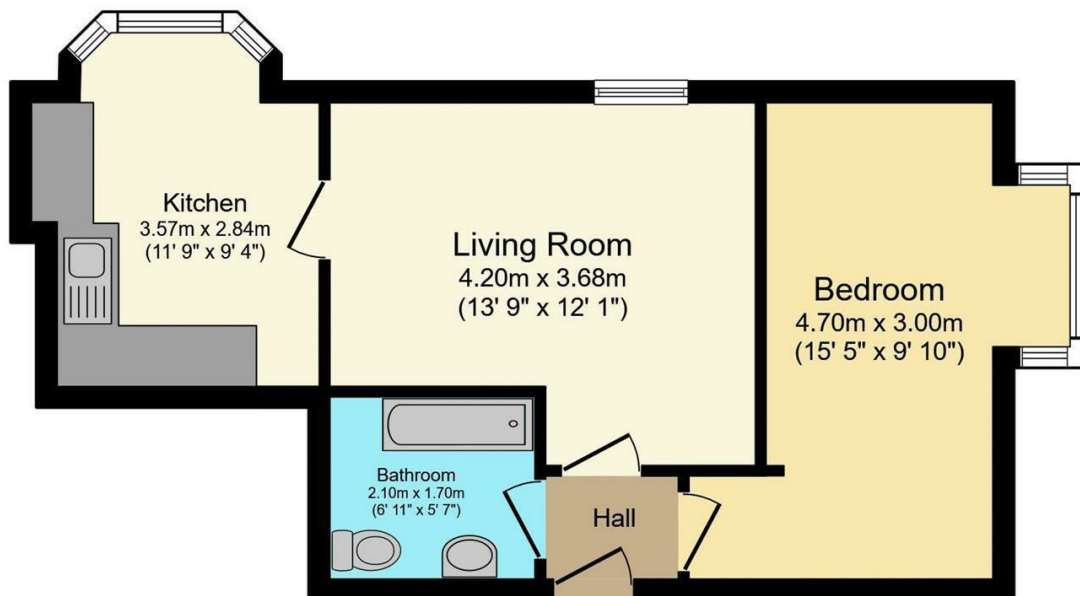
From our Rhyl office, walk over the pedestrian crossing and this building can be located at the end of Bodfor Street.

Notes

£25 pa ground rent £ 40 per month service charge







Floor Plan

Floor area 40.9 sq.m. (440 sq.ft.) approx

Total floor area 40.9 sq.m. (440 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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	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	



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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