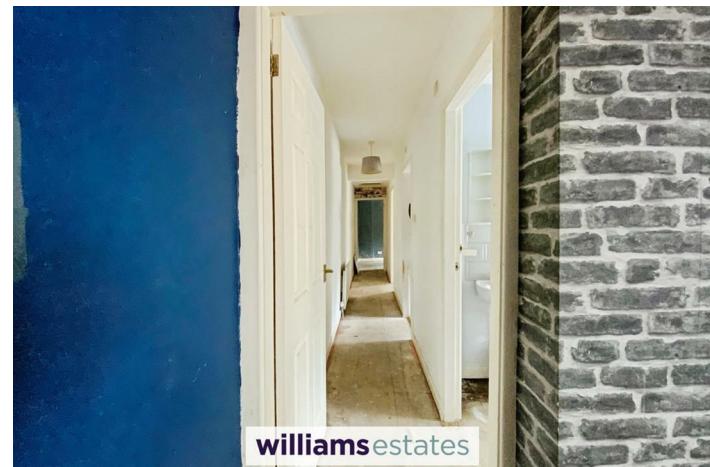




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**Apartment 4, 21, Clifton Villas Grange
Road, Rhyl, LL18 4RD**

£65,000



EPC - D65 Council Tax Band - B Tenure - Leasehold

Grange Road, Rhyl 2 Bedrooms - Flat

Apartment 4 Clifton Villas . Rhyl. LL18 4RD

We are acting in the sale of the above property and have received an offer of £60,000.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

This first floor apartment will require modernising and is perfect for anyone wanting to invest or just looking for a project. Located within walking distance to all local amenities, this top floor flat briefly affords the lounge, inner hallway, kitchen, bathroom plus two bedrooms. Having only £20 a year ground rent this flat is the perfect find as it is such an ideal location to Rhyl Town & coastal walks along Rhyl beach. EPC is 65D. Leasehold. Council tax B.



Accommodation

uPVC front door open into the lower hall with stairs leading to the main accommodation.

Lounge

12'5" x 11'10" (3.79 x 3.62)

Having a double glazed front window, radiator and door to the inner hall.

Inner Hallway

With radiator and loft hatch.

Bathroom

8'11" x 4'5" (2.74 x 1.37)

Comprising of a pedestal wash hand basin, toilet, bath with mixer shower, wall tiles, radiator, extractor fan and double glazed front window.

Kitchen

9'1" x 9'0" (2.77 x 2.76)

Fitted with wall and base units, worktop surfaces, single drainer sink, plumbing for a washing machine, built in oven, electric hob, wall mounted boiler and double glazed front window.

Bedroom 1

12'5" x 8'3" (3.79 x 2.54)

Having a radiator and double glazed front window.

Bedroom 2

9'0" x 8'0" (2.76 x 2.45)

With radiator and double glazed front window.

Directions

Proceed onto Grange Road. Clifton Villa can be located on your right, opposite the shops.

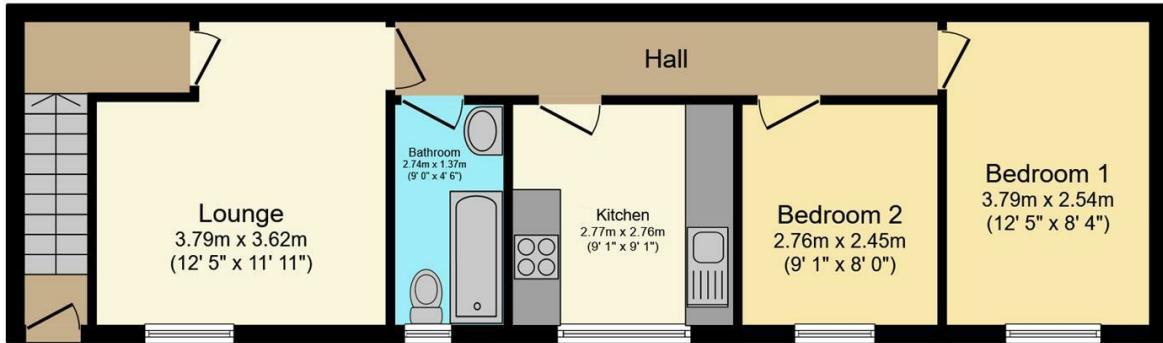
Leasehold

999 years lease from 1st January 2000

£20 Ground Rent







Floor Plan

Floor area 53.2 sq.m. (573 sq.ft.)

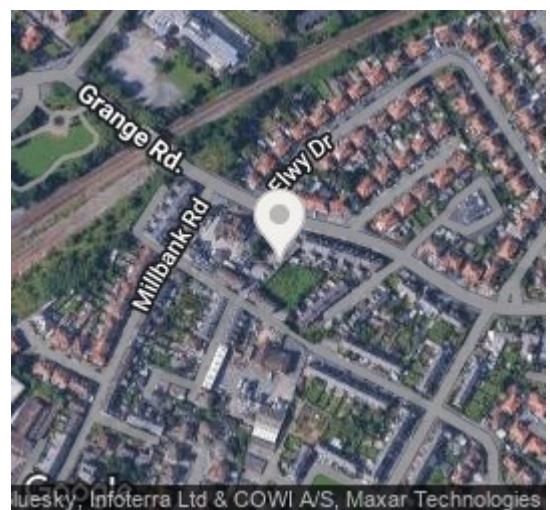
Total floor area: 53.2 sq.m. (573 sq.ft.)

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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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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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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