

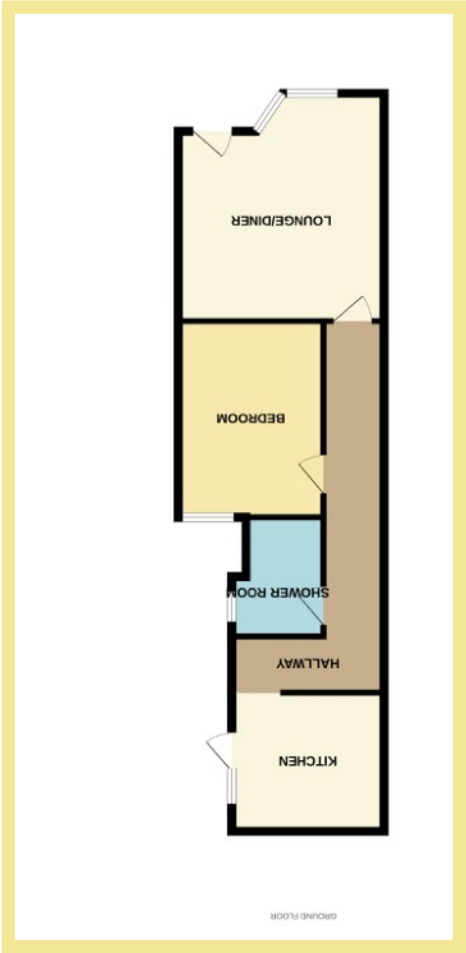
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

www.fletcherpoole.com



3a Granville Terrace
Rhuddlan Road
Abergele
LL22 7HH

Well Presented One Bedroom Ground Floor Apartment Situated Close To Local Amenities

Description

FOR SALE VIA ONLINE UNCONDITIONAL AUCTION. BIDDING OPENS MONDAY 8TH SEPTEMBER & CLOSES WEDNESDAY 10TH SEPTEMBER. REAR GARDEN CONVENIENTLY LOCATED MODERN FINISH THROUGHOUT GROUND FLOOR FLAT Title Number: CYM588406 Council Tax Band: AEPC Rating: C Tenure: Please See Legal Pack A charming one-bed roomed ground floor flat within walking distance to the desirable town centre of Abergele. This opportunity comes fully furnished and sold as seen. Boasting easily accessible road links, you could not be better placed to access the A55 carriageway, local schools, leisure facilities, supermarket and amenities. More recently, the property has been used as a successful short stay accommodation so lends itself well in the investment space (all subject to buyer due diligence). Our client advises the short term lets were achieving around £700 per month not including bills. ROOM LIST - Any Floor plan and measurements are for indicative purposes. Please conduct further due diligence as required. Lounge 4.49m x 4.06m Kitchen 2.54m x 2.49m Bedroom 3.88m x 2.74m Bathroom 2.87m x 1.52m REGISTER FOR LEGAL PACK AND BIDDING ON OUR WEBSITE. WWW.AUCTIONHOUSE.CO.UK PLEASE NOTE No appliances have been tested by Auction House. Any measurements or boundary illustrations are approximate. We recommend any would be bidders conduct their own due diligence in good time prior to the auction taking place. IMPORTANT INFORMATION Buying at auction is a contractual commitment, you are legally obliged to buy the lot on the terms of the sale memorandum at the price you bid. If you are the successful bidder, you are required to pay the deposit and auction fees immediately. As agent for the seller, we treat any failure to satisfy your obligations as your repudiation of the contract and the seller may then have a claim against you for breach of contract. You must not bid unless you wish to be bound by the common conditions of auction. Any purchasers choosing to buy without viewing in person are doing so at their own risk and acknowledge that the auctioneer will not be held responsible for any issues that may arise due to them being unintentionally missed from the video or sales particulars. Tenure: See Legal Pack Administration Fee: £1200 inc VAT payable on exchange of contracts. Buyer's Premium Fee: £1800 inc VAT payable on exchange of contracts. Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

- ✓ ONLINE UNCONDITIONAL AUCTION
- ✓ CONVENIENTLY LOCATED
- ✓ BUYER FEES APPLY
- ✓ GUIDE PRICE £65,000 - £75,000 (PLUS FEES)
- ✓ YOU MUST REGISTER TO BID
- ✓ GREAT INVESTMENT POTENTIAL

Lounge

14'9" x 13'4" (4.50m x 4.06m)



Kitchen

8'4" x 8'2" (2.54m x 2.49m)



Bathroom

9'5" x 5'0" (2.87m x 1.52m)

Bedroom

12'9" x 9'0" (3.89m x 2.74m)



Location

Situated in the town of Abergele. The larger resort town of Rhyl with its local shops and amenities is approximately 5-mile distance. The A55 dual carriageway is close by for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn right towards the promenade, turn right onto the promenade, turn right onto Rhos Road, continue to the traffic lights and turn left onto Brompton Avenue, continue going straight across at the roundabout and join the A55 in the direction of Chester, leave the A55 at the junction signposted Abergele near McDonalds, proceed around the roundabout towards the town centre where the property can be found on the left hand side opposite the school.

Council Tax Band: "A" (provided on www.voa.gov.uk)

Energy Performance Rating Band C
Apartment is leasehold
New 999 year lease to be issued on completion

1 Bedroom
Ground Floor
Apartment
3a Granville Terrace
Rhuddlan Road
Abergele
LL22 7HH

AUCTION GUIDE PRICE

£60,000

Reference Number: RP3848

7/02/25

Fletcher & Poole,
1A Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email: rhos@fletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		