



ROBBIE HOWARTH
ESTATE AGENT

Estate Agent, Residential Lettings & Property Management

Property to Let

Ref. 219

Rent pcm - £435.00 Fees apply

Date available: 19th October 2018

Flat 4
40 Abbey Road
Llandudno
LL30 2EE

Unfurnished
Flat
1 Bedroom
1 Reception
1 Bathroom
Double Glazing
Heating - Electric
Parking - Street (free)

Rent p.c.m - £435.00 including water rates and council tax. Excluding electricity and gas charges.

Deposit: (£535.00)



The Property: Brilliantly placed for a single person or couple working in Llandudno town centre. The flat is at the top of the building and is self contained. Modern fitted kitchen into the open plan living room. Easy walking distance to the West Shore or to Upper Mostyn Street.

Location: Situated on Abbey Road towards the West Shore of Llandudno. Easy access to Upper Mostyn street and the main town of Llandudno. Llandudno town is mostly known as an entertainment and shopping venue with Parc Llandudno retail park and Venue Cymru conference centre and theatre a few minutes' walk from the station.

Directions: From our Office turn left to the roundabout and take 3rd exit through Deganwy passing the Golf courses to the roundabout at Llandudno. Cross over roundabout and at T-Junction turn right into Abbey Road, the property can be viewed further along past Ysgol San Sior on the left-hand side.

Services: Water, electricity and gas.

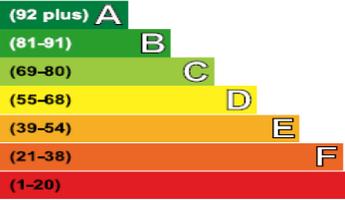
Restrictions: The property is available to let on an Assured Shorthold Tenancy agreement subject to satisfactory financial, credit check and employment references. Sorry: No Children No Pets No Smokers & No Students. Tenancy admin fees apply when renting a property.

To view this property, please contact our office immediately (01492 572213). Similar well-maintained properties always required to meet the current demand.



Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
41	73

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Fees apply

A non-returnable referencing fee of £75.00 per person must accompany each application. Once successful a reservation fee equal to one month's rent is required. This is non-refundable should the applicant not go ahead with the tenancy but will be refunded if the Landlord does not proceed. A minimum security deposit equal to one month's rent plus £100.00 and an admin fee of £150.00 are payable before the tenancy start date (there will be an additional £100.00 fee if an animal is allowed at a property).

Robbie Howarth for themselves and for the Vendor(s) or Lessors of this property whose agent they are give notice that- these particulars including measurements are intended as a general guide and do not constitute nor-constitute any part of an offer or Contract. They are issued for the Convenience of any prospective purchaser(s) or tenant and are subject to verification by any intending purchaser or tenant who should satisfy himself as to the correctness of each statement. Neither the Vendor nor the partners of Robbie Howarth nor any person in their employment have any authority to make or give representation or warranty whatsoever in relation to this property.