

Tudor

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Flat 12 Ty Criccieth, Porthmadog Road, Criccieth, LL52 0HQ

£640



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A well-presented and spacious two double bedroom maisonette arranged over two floors, offering modern living in a convenient location in Criccieth.

The property is accessed on the first floor, where both generously sized double bedrooms are located. A contemporary bathroom serves the bedrooms, finished to a good standard.

Living accommodation is situated on the second floor and features a bright and airy open-plan living space. This floor offers a welcoming lounge area with ample space for furnishings and a modern fitted kitchen with integrated appliances, plenty of storage and worktop space.

Allocated off-road parking for one car. Fully Furnished.

Rent plus All Utility Charges. Council Tax Band 'B'. Holding Deposit £100.00 Security Deposit £700.00.

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property in respect of things such as furnishings to be included/excluded and what facilities are/are not available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

106 Agreement

The property is subject to a 106 Agreement whereby the property can only be let to occupiers who satisfy the local occupancy criteria that is: -

(a) a person who has lived or worked in the Local Area for a continuous period of five years immediately before the date of occupation or purchase (as appropriate) of the Affordable Dwelling, or

(b) a person who resides outside the Local Area but who has lived within the Local Area for a continuous period of five years or more in the past, or

(c) A person who resides outside the Local Area but who has lived there in the past for a total of five years including a continuous period of three years or more within a period of twenty years.



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Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk