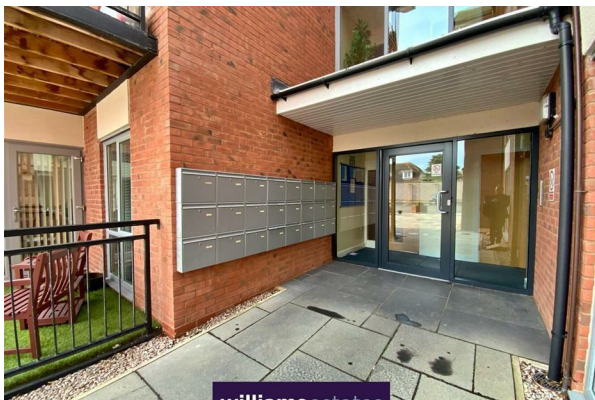
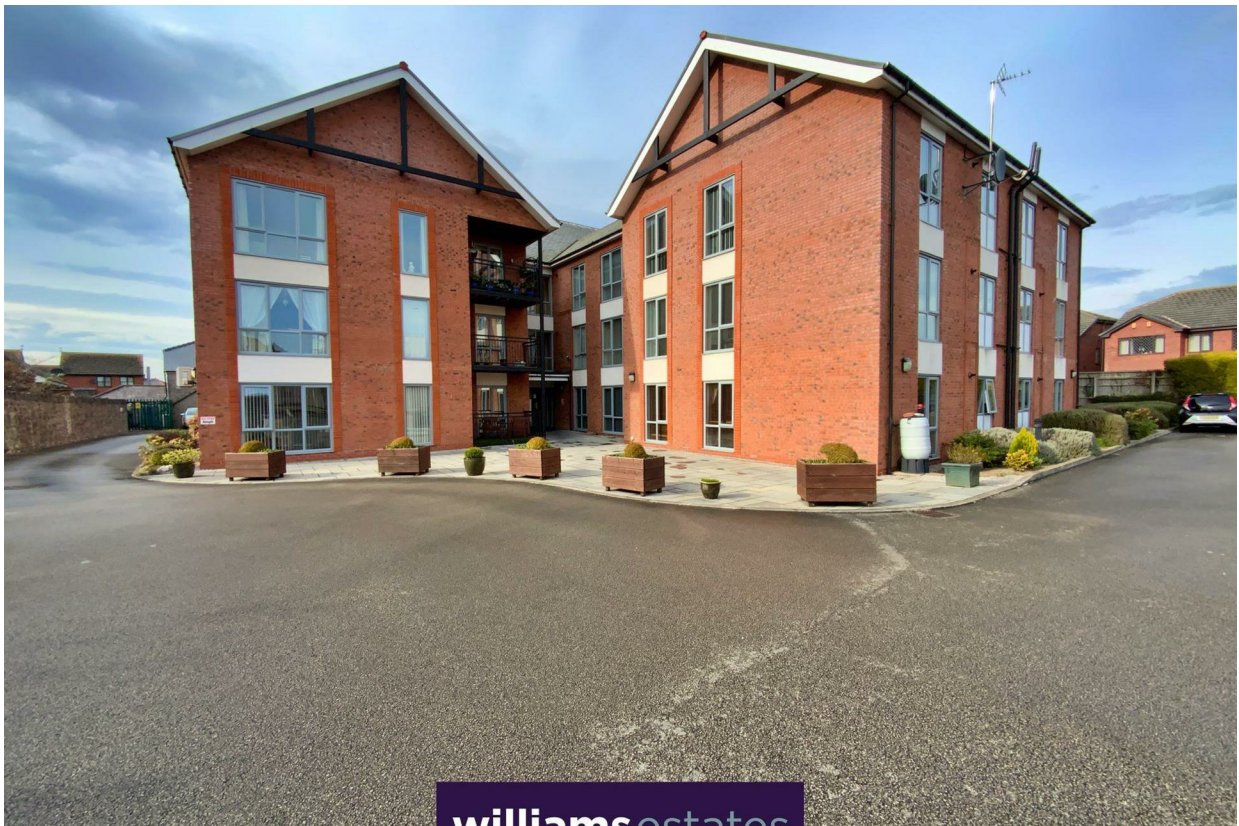


# williams estates



**Apartment 12, Abbey Court Rhyl Road,  
Rhuddlan, Denbighshire, LL18 2TZ**

**Offers Over £120,000**

 1  1  1  B

**EPC - B81 Council Tax Band - B Tenure - Leasehold**

# Rhyl Road, Rhuddlan

## 1 Bedrooms - Flat

Located with the Historic Rhuddlan Village, this first floor apartment is within walking distance to all local amenities. The accommodation briefly affords the entrance hallway, open plan lounge with modern kitchen and full length picture window to the front, double size bedroom with a Jack & Jill spacious bathroom. Having double glazing, gas central heating, allocated parking, door intercom system plus lift facility. No onward chain. EPC is B 81. Leasehold. Council tax band B.

### Accommodation

Entrance door giving access into the hallway

### Entrance Hallway

With door intercom phone, radiator, smoke alarm, built in storage cupboard with radiator and shelving and doors off:

### Open plan Lounge & Kitchen

14'4" x 13'10"

Kitchen area is fitted with wall, base and drawer units, worktop surfaces over, electric hob, built in double oven, integral fridge freezer, bowl and a half single drainer sink with mixer tap, tiled splash-backs, plumbing for a washing machine, vinyl tile flooring.

The lounge offers a carpeted area with T.v connection, power sockets, radiator and a full length picture window looking over the front.

### Double Bedroom

12'2" x 11'1"

Having a built in storage cupboard that houses the boiler, radiator, built in sliding wardrobes, drawer unit and bedside cupboard, full length double glazed front window and door giving access to the Jack and Jill en-suite bathroom.

### Bathroom

11'0" x 6'9"

Jack & Jill access - comprising of a pedestal wash hand basin, toilet, bath with shower over, wall tiles, glass shower screen, vinyl tile flooring, shaver socket, radiator and extractor fan.

### Outside

Communal gardens, allocated parking plus handy visitor bays for guests.

### Directions

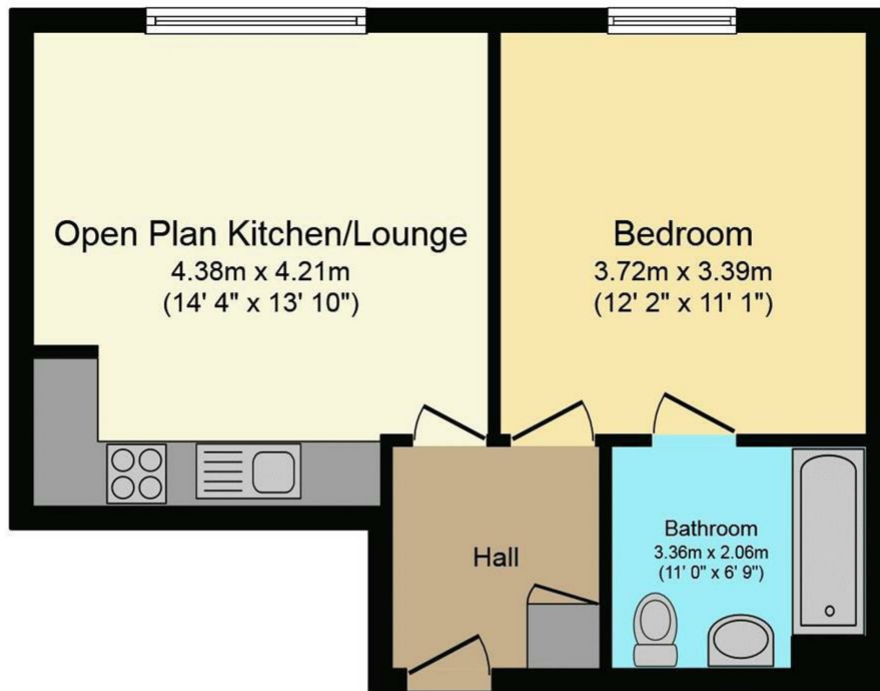
Proceed into Rhuddlan via Rhyl Road and take the second entrance into Abbey Court. Apartment entrance is at the rear of the main building.

### Notes

Ground rent: £150 pa

Service Charge: £792 pa - It covers the gardening, cleaning of the hallways, painting and decorating, lift maintenance, buildings insurance, window cleaning, recycling and rubbish bins





### Floor Plan

Floor area 40.3 sq.m. (434 sq.ft.) approx

Total floor area 40.3 sq.m. (434 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

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.