



## Apartment 1, Palace Apartments West Parade, Rhyl, LL18 1HX

**£110,000**

 2  1  1  C

**EPC - C69**

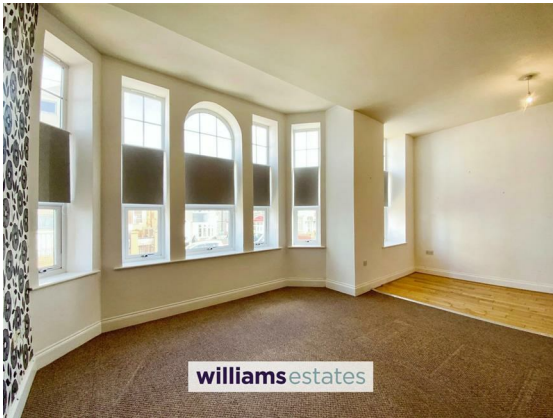
**Council Tax Band - C**

**Tenure - Freehold**

# West Parade, Rhyl

## 2 Bedrooms - Flat

Sea front ground floor apartment entered via an impressive communal hallway, lift facility, door intercom system, private electronically operated gated car park to the rear, electric heating and double glazing. The accommodation briefly affords the hallway, open plan lounge with fitted kitchen and space to dine, spacious bathroom plus two bedrooms. EPC rating C69. Freehold. Council Tax Band C.



### Accommodation

Communal entrance hallway with stairs to the upper floors and lift. Access to the main apartment.

### Apartment 1 - Hallway

Having a night storage heater, built in storage cupboard housing the water cylinder. Doors off:

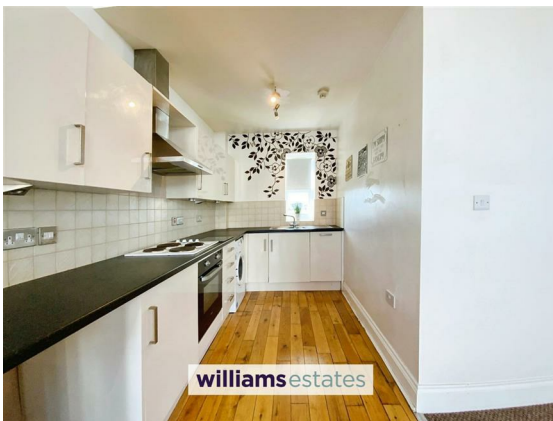
### Open Plan Lounge, Dining & Kitchen

27'3" max x 20'11" max (8.33 max x 6.39 max)  
Having a door intercom phone, T.v connection, wall lighting, high ceiling and feature double glazed bay window looking over the side with slight sea view. To the Dining area there is wood flooring, additional double glazed window and open plan access to the kitchen.

### Kitchen Area

8'4" x 6'6" (2.56 x 2.00 )

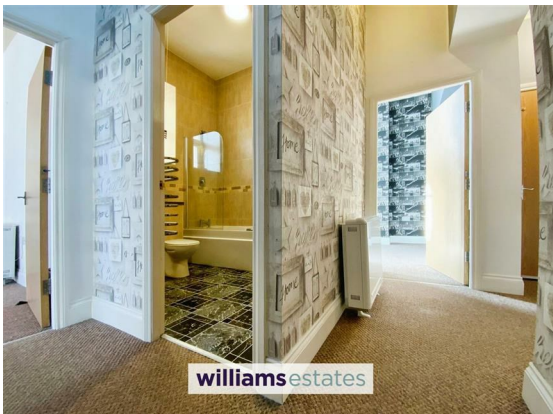
Fitted with gloss fronted wall, base and drawer units, worktop surfaces, tiled splash-backs, single drainer sink with mixer tap, double glazed rear window, plumbing for a washing machine, built in oven, electric hob with extractor fan over, space for under counter fridge and wood flooring continued from the dining room.



### Bathroom

8'2" x 6'11" (2.51 x 2.12 )

Comprising of a pedestal wash hand basin, bath with shower over, glass shower screen, toilet, heated towel rail, fully tiled walls, vinyl tiled flooring, extractor fan and double glazed window.



### Bedroom 1

12'5" x 7'2" (3.79 x 2.19)

With two double glazed rear windows and electric wall heater.

### Bedroom 2

14'11" x 7'10" (4.55 x 2.39)

With electric wall heated and double glazed window.

### Outside

Communal gardens and rear security gate giving access to the rear car parking.

## Notes

Ground rent: £150.00 per annum

Service Charge: £1,198.00 per annum with building insurance.

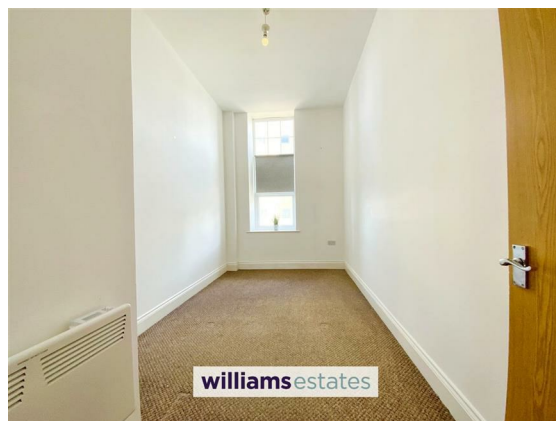
Electric sliding gate provides parking to the rear of the Palace Building.

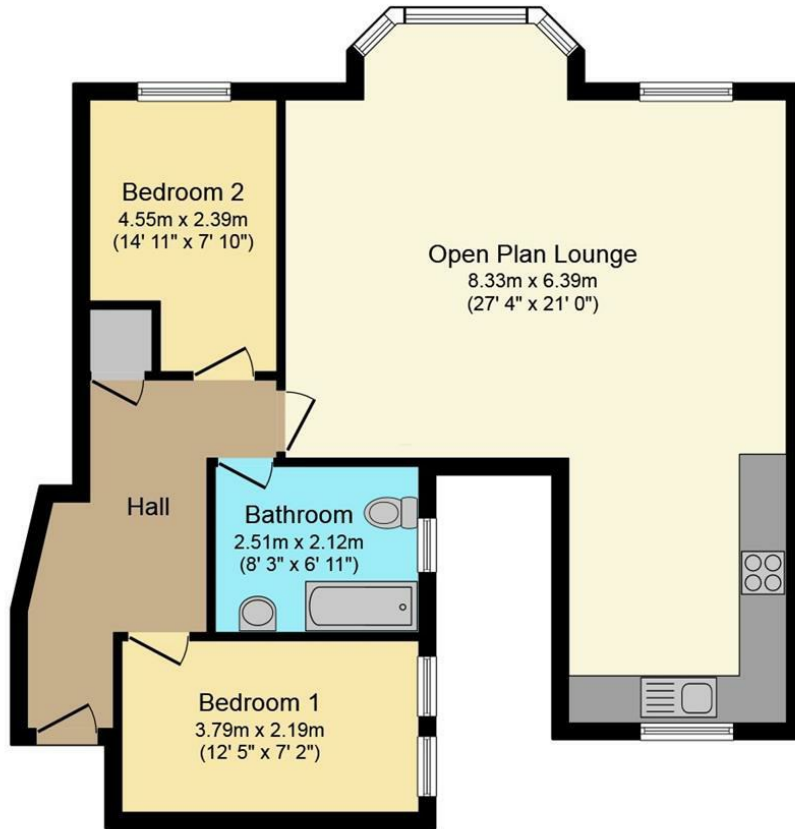
Gravelled communal garden areas.

Grand entrance communal reception hallway with lift access or access via turned stairs to the upper floors...

## Directions

Proceed onto Wellington Road and head towards Kinmel Bay. Palace apartment can be located on West Parade, just before the new shopping park.






**Floor Plan**

Total floor area 72.8 m<sup>2</sup> (784 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	70
(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.