



Flat 17 Victoria Buildings | 3 Bastion Road | Prestatyn | LL19 7ES

£90,000 no chain

This well presented apartment is located in a convenient position and is easily accessible to the train station, High Street with its array of shops and popular Retail Park. It is also within walking distance of the sea front and promenade. The accommodation offers a communal entrance with lift facility, two bedrooms, lounge, recently installed fitted kitchen and bathroom.

- SECOND FLOOR FLAT
- WELL PRESENTED
- RECENTLY INSTALLED KITCHEN
- MODERN BATHROOM SUITE
- TWO BEDROOMS

## ENTRANCE HALL

## LOUNGE

18' 11" x 9' 8" (5.77m x 2.97m) With twin aspect, electric storage heater, power points and newly fitted carpet in grey.

## KITCHEN

9' 7" x 6' 5" (2.94m x 1.97m) Having a recently installed grey high gloss fronted base cupboards and drawers with worktop surface over, built-in electric 'Beko' oven and hob with convector canopy over, matching wall mounted cupboard, single drainer stainless steel sink with mixer tap over, plumbing installed for automatic washing machine, part tiled walls, power points, tiled floor and a electric storage heater.

## BEDROOM ONE

13' 3" x 9' 1" (4.06m x 2.77m) With sash window, built-in storage cupboard and power point.

## BEDROOM TWO

13' 4" x 5' 9" (4.07m x 1.77m) With sash window, power point and electric storage heater.

## BATHROOM

8' 0" x 5' 5" (2.44m x 1.67m) Having a modern three piece suite in white comprising bath with shower over and splash screen, wash hand basin set into vanity unit with tiled splash back and storage beneath, low flush w.c., part tiled walls, extractor fan, tiled floor and a chrome heated towel rail.

## SERVICES

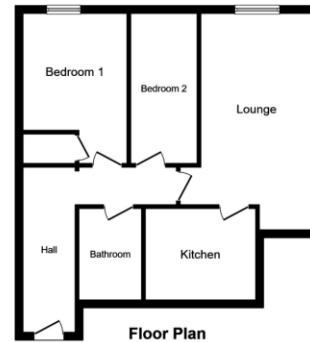
Mains electric, water and drainage are believed available or connected to the property. All services and appliances have not been tested by the Selling Agent.

## DIRECTIONS

From the Prestatyn office turn left onto Meliden Road and at the roundabout turn right onto Ffordd Pendyffryn, proceed past the bus station and over the railway bridge bear right across the zebra crossing and the entrance to Victoria Apartments can be found on the left hand side.

## AGENTS NOTES

Awaiting Lease details to be confirmed.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		

**COUNCIL TAX BAND**  
Tax band: B

**TENURE**  
Leasehold

**LOCAL AUTHORITY**  
Denbighshire County Council

**DATE**  
24/03/2021

### Contact Details

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