



Flat 4 Tudor Court Chester Street, Mold, Flintshire, CH7 1EG

£85,000

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EPC - E49 Council Tax Band - B Tenure - Leasehold

Chester Street, Mold

1 Bedrooms - Flat

**** NO Onward Chain ****

With no onward chain and vacant possession, this one bedroom ground floor flat in the centre of Mold town offers easy access to local amenities and has a large double bedroom, wet room style bathroom, large kitchen, living room and communal patio to the rear as well as a designated parking spot.

This property benefits from ramped access to the rear making it accessible for all.

Leasehold information;
years left on lease- 960yrs
Annual ground rent- £118.00
Annual Service Charge- £1,000 including building insurance.

Tenure: Leasehold, EPC Rating:E49,Council Tax Band:B



Accommodation

This ground floor flat is accessed via a wooden door leading into a shared entranceway, the flat is accessed via a wooden fire door leading into the living room.

Living Room

Having a double glazed wooden framed window to the front elevation, storage heater, intercom telephone, lighting, power points, television aerial and internet box.

Kitchen

Having, linoleum flooring, wall, drawer and base units with worktops over, void for washing machine, fridge, freezer or condensing dryer, stainless steel single drainer sink with mixer taps over, double glazed wooden framed window to the side elevation, power points and lighting.

Hallway

Cupboard with consumer unit, wooden door with decorative windows leading out to the shared rear entranceway which leads out onto the communal rear patio area. A cupboard with immersion heater in, power points and lighting.



Bathroom

Having a walk in wet room style shower with tiled walls, triton wall mounted shower, pedestal hand wash basin with taps over, obscure decorative double glazed wooden window to the rear elevation, W.C, traditional style heated towel rail, wall mounted heater and wall mounted vanity unit with mirrors.

Bedroom

A good sized double bedroom having, power points, lighting, storage heater and a double glazed wooden framed window overlooking the rear courtyard.



Outside

A communal courtyard area to the rear of the building, being paved and having ramped access to the rear. The patio area is bound by mature trees and shrubs for privacy.

To the front of the property is one designated car parking space in the front courtyard.

Directions

When walking from our Mold office, proceed right and take a right into Tudor court where the property will be found on the groundfloor.

Description

Tudor Court is situated in the centre of Mold town. Mold town offers many amenities within walking distance such as shops, cafes, pubs and parks as well as schools and a bus station providing excellent transport links to surrounding areas.





Floor Plan
Floor area 38.4 sq.m. (414 sq.ft.)

Total floor area: 38.4 sq.m. (414 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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.

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