



## Flat 8b Grosvenor Street, Mold, Flintshire, CH7 1EJ

**£125,000**

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**EPC - C70    Council Tax Band - B    Tenure - Leasehold**

# Grosvenor Street, Mold

## 1 Bedrooms - Flat

Charming First-Floor Victorian Apartment – Central Mold

A well-presented one-bedroom apartment set on the first floor of a characterful Victorian terrace in the heart of Mold town centre. This spacious home features a bright double bedroom, large modern bathroom with bath and shower, a stylish and spacious kitchen with breakfast bar, and a generous living room.

Perfectly located just steps from local shops, cafes, and amenities – ideal for first-time buyers, professionals, or investors.

Tenure: Leasehold, EPC Rating:C70, Council Tax Band: B



### Accommodation

This impressive first floor apartment is situated in row of beautifully maintained victorian terraced houses.

Entrance to the ground floor is via a double glazed front door, leading into a shared access hallway.

The apartment is accessed via a decorative glass paned door that leads into the private accommodation.

### Entrance Hallway

The private entrance hallway for this apartment provides a large storage area, perfect for storing, bikes, coats and shoes. Stairs lead up to the first floor accommodation.

### Bedroom

11'4" x 9'1" (3.46 x 2.78)

A deceptively spacious double bedroom with original character features including a striking cast iron fireplace, large window to the side elevation, power points, radiator, lighting and a door leading to the bathroom.

### Bathroom

11'5" x 9'1" (3.48 x 2.78)

A large and eye catching bathroom comprising of a bathtub with mixer taps over, shower enclosure with wall mounted shower over, low flush W.C, pedestal hand wash basin with mixer taps over, wood effect vinyl flooring, obscure glass window to the rear elevation, power and lighting.

### Kitchen

13'7" x 12'5" (4.16 x 3.8)

A modern Kitchen with generous proportions and excellent design, having a feature breakfast bar with ample seating, Wall and base units with wooden worktops over, integrated oven and electric hob with extractor hood over, partially tiles walls, wood style flooring, single drainer stainless steel sink with mixer tap over, large window overlooking the rear elevation, void for washing machine, integrated fridge and freezer, extractor fan and double glass doors leading through to the living room.



## Living Room

18'1" x 11'1" (5.52 x 3.40)

An impressively spacious living room that spans the full width of the building and benefits from two large windows overlooking the front elevation that allow plenty of natural light to flood in, television aerial point, cupboard housing the boiler, power points and ornate lighting.

## Description

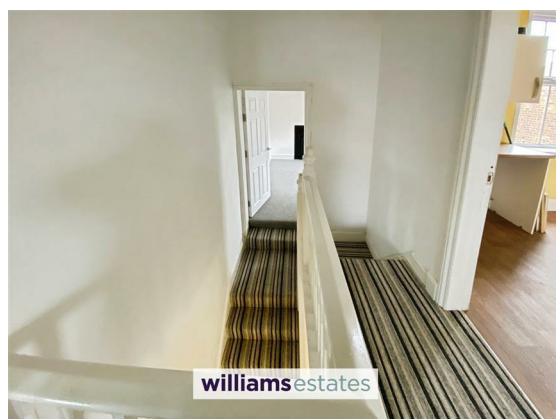
This wonderful apartment is located in a prime location in the centre of Mold town, the neighbouring properties are mainly professional practices, making it a quiet area to live. All the local amenities of Mold are on the doorstep and just a short walk away from this property making it extremely convenient.

## Directions

From our Mold office, continue on chester street and turn onto Grosvenor street, the property is located on the right hand side.

## Agent's Note

Insurance is approx £220 per year to insure the building, this fee is shared with the owner of Flat 8a. There are no service charges.





**Floor Plan**

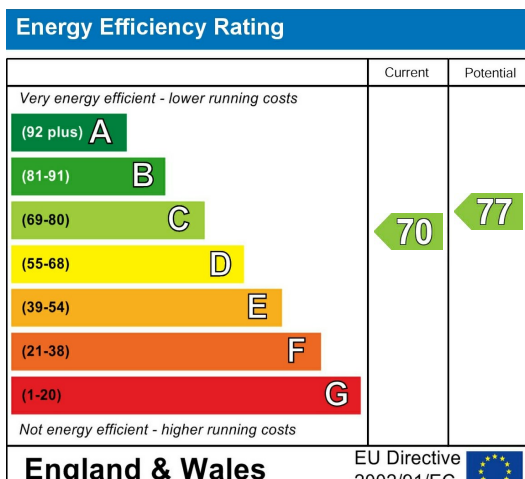
Floor area 60.4 sq.m. (650 sq.ft.)

Total floor area: 60.4 sq.m. (650 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](http://www.Propertybox.io)

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