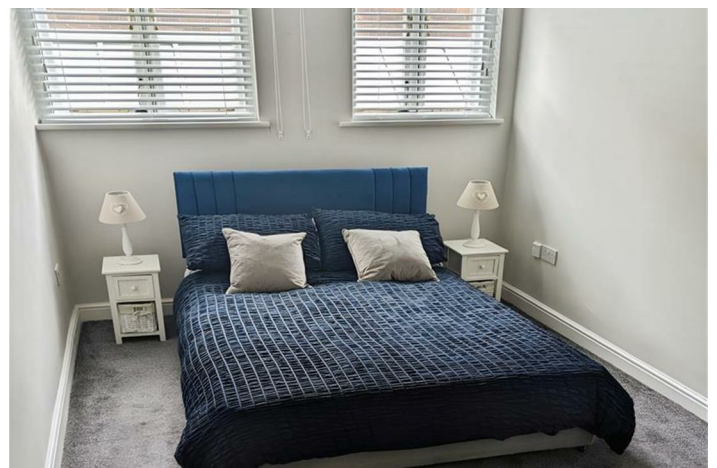




**Flat 9, St David's House 24 High Street,
Mold, Flintshire, CH7 1AZ**

£105,000



EPC - C71 Council Tax Band - A Tenure - Leasehold

24 High Street, Mold

1 Bedrooms - Flat

**** NO ONWARD CHAIN**** Perfect for first time buyers or a fantastic investment opportunity. This immaculately presented and freshly decorated one bedroom first floor apartment offers modern living in the heart of Mold. The property briefly comprises, spacious open plan living room and kitchen, a contemporary shower room, and a good sized bedroom which has office space available. It also benefits from an allocated parking space in a private secure car park to the rear of the building. Situated in the vibrant Mold town centre, this apartment is perfectly positioned to enjoy all local amenities, including shops, cafes and the popular bi-weekly market. Additional conveniences such as library, doctors, opticians, and pharmacy are all within walking distance. Excellent location for commuters with the A55 nearby, offering easy access to surrounding areas. Lease remaining TBC Service charge £556.40. Building Insurance: £224.05.
Tenure-Leasehold Council Tax Band - A EPC rating C-71



Accommodation

Accommodation is via a timber door leading to the:

Entrance Hall

Entrance hallway with doors off: electric radiators, lighting and consumer unit.

Shower Room

12'1" x 4'3" (3.7 x 1.3)

Hand wash basin with taps over, lighting, low flush W.C, shower enclosure with power shower, extractor fan and wall mounted radiator.

Kitchen /Diner

16'4" x 14'5" (max) (5.0 x 4.4 (max))

Void and plumbing for a washing machine, down lighting, partially tiled walls, extractor fan, four ring electric hob with integrated oven, power points, access to loft hatch, void for freestanding fridge freezer, cupboard housing the water tank and a uPVC window to rear elevation.

Bedroom

15'8" x 8'2" (4.8 x 2.5)

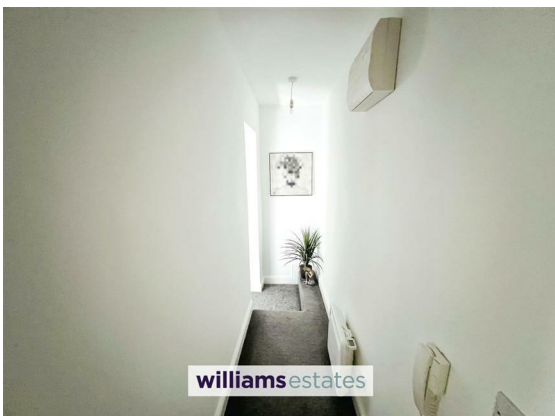
Power points, lighting and two uPVC windows to the rear elevation.

Outside

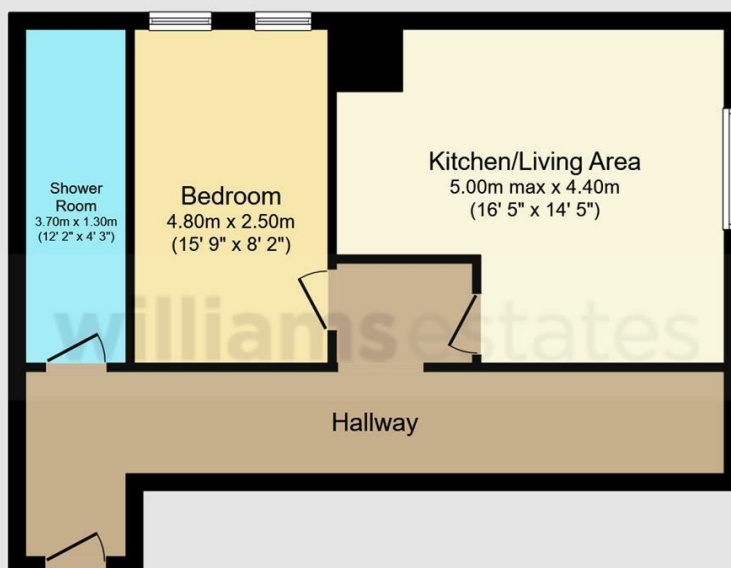
To the rear there is a large. car park where there is one parking space allotted.

Directions

Take a left out of our Mold office, take a right at the traffic lights and follow along until WHSmith where the flat is located just to the right.







Floor Plan

Floor area 52.9 m² (569 sq.ft.)

TOTAL: 52.9 m² (569 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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