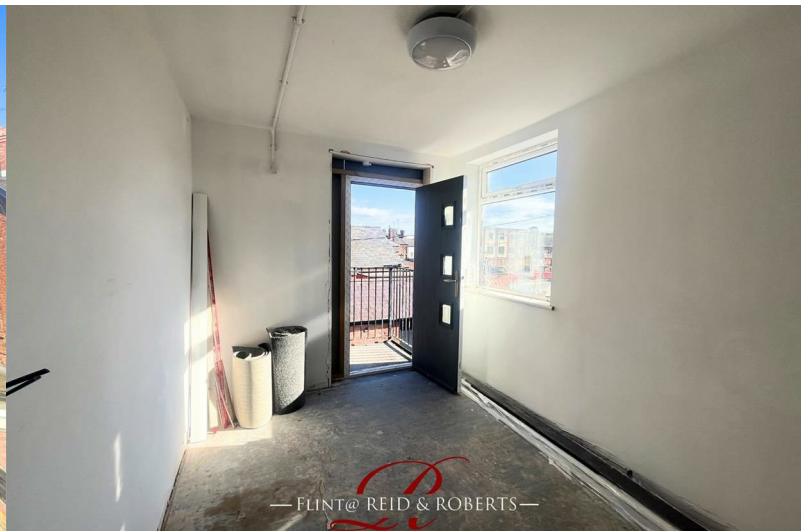
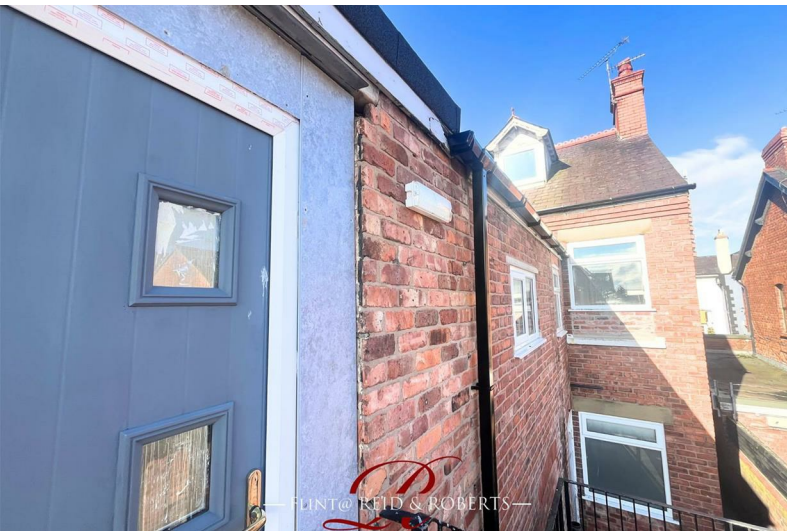




## 19-21 Church Street

Flint, Flintshire, CH6 5AJ

£120,000



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## Accommodation Comprising:

Entrance through Upvc double glazed composite door with glazed panels opens to:

### Entrance Vestibule

Upvc double glazed window to the rear elevation.

Entrance doors to both apartments.

Doors into:

### Entrance Hall

Stairs leading to the first floor accommodation, double panelled radiator,, carpeted flooring and doors into:

### Bedroom Two

8'8 x 8'4 (2.64m x 2.54m)

Upvc double glazed windows to the rear elevation, double panelled radiator and carpeted flooring.

### Bathroom

Fitted with a modern white three piece suite comprising: Panelled bath with chrome mixer tap and overhead thermostatic shower with dual heads, vanity wash hand basin with chrome mixer tap and cupboards beneath, low level flush w/c, chrome heated towel rail, Upvc double glazed window to the side elevation and vinyl flooring.

### Kitchen/Diner

12'8 x 11'5 (3.86m x 3.48m)

Housing a comprehensive range of modern white wall, base and drawer units with complimentary roll top work surfaces over, stainless steel sink and drainer unit with mixer tap over, built in electric oven with 4 ring ceramic hob, stainless steel splash back and extractor hood, void and plumbing for washing machine, space for fridge freezer Upvc double glazed window to the rear elevation, double panelled radiator and space for a dining table.

### Lounge

A large sash style bay window with further window to the front elevation provides an abundance of natural light to this spacious living area, double panelled radiator, carpeted flooring and understairs storage cupboard.

## First Floor Accommodation

### Landing

Doors into:

### Bedroom One

Upvc double glazed window to the rear elevation, double panelled radiator and carpeted flooring.

### Dressing Room / Study

Eaves storage area, double panelled radiator and carpeted flooring.

### W/C

Two piece suite comprising: Low level flush w/c and vanity wash basin with cupboards beneath, vinyl flooring and recessed spotlighting.

### Outside

The property is approached at the rear via a concrete hard standing which provides ample off road parking.

An enclosed bin store area with wood fence paneling and concrete pathway leading to the iron staircase leading to the front entrance.

### Tenure - Leasehold

Ground Rent - £100 per year

Service Charge - £600 per year

Lease - 999 year lease from sale of property (2024)

### To Arrange A Viewing

Strictly by prior appointment through Reid & Roberts Estate Agents.

Call to arrange on 01352 762300 or Email your availability, buying position and contact details to : [flint@reidandroberts.com](mailto:flint@reidandroberts.com)

Virtual viewings are encouraged for anyone in a vulnerable health position or not in a financial position to proceed with a sale. Additional photo's or a short video can emailed on

Tel: 01352 762300



request.

PLEASE NOTE: Reid & Roberts can accept no responsibility and appointments are carried out completely at viewers own risk.

### Mortgage Advice

Our 'in house' independent financial adviser can offer you a range of Mortgage and Insurance Products and save you the time and inconvenience of trying to get the most competitive deal.

For more information or to book an appointment in the office or in the convenience of your own home, please call 01352 762300.

\* Please Be Advised \*

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Making An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in purchasing this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller. to insure financial qualification and funding is in place.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only. NO responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only.

Any appliances mentioned may not been tested and Reid and Roberts accept no responsibility for their working order and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Opening Hours

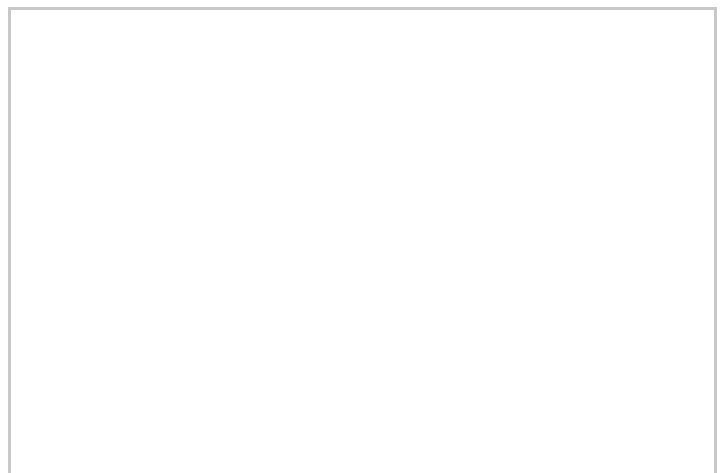
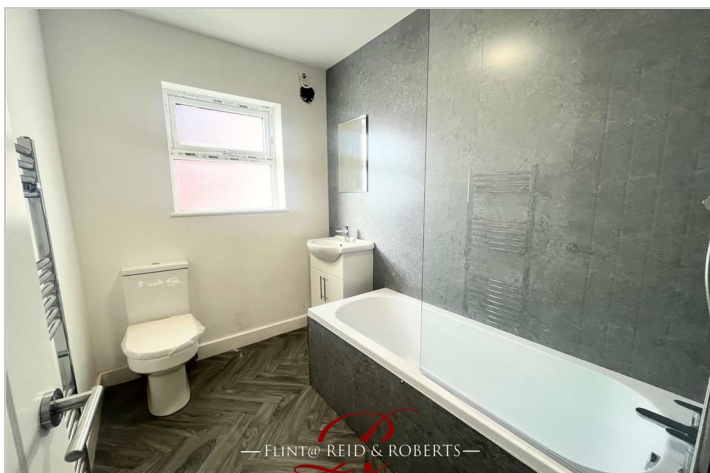
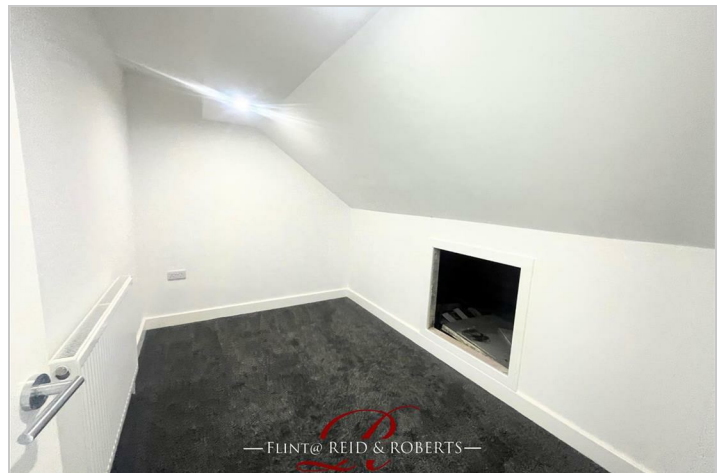
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



## Road Map



## Hybrid Map



## Terrain Map



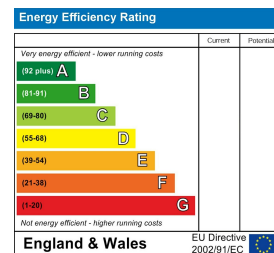
## Floor Plan



## Viewing

Please contact our Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or if you require any further information.

## Energy Efficiency Graph



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