



9 Heritage Court

Mold, CH7 1GN

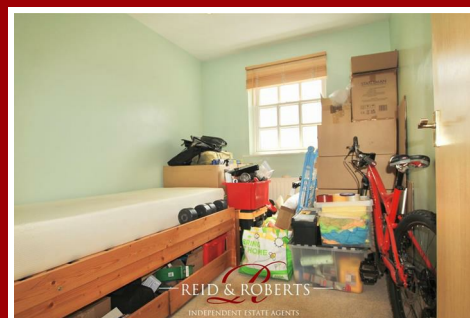
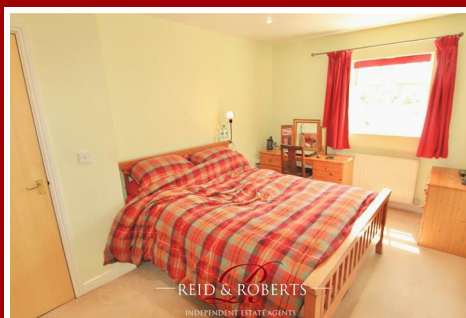
£127,500



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Property Description

Reid and Roberts are delighted to present this stylish apartment for sale, which is perfectly positioned within walking distance of Mold Town Centre. The captivating vistas that can be enjoyed from this property create a truly remarkable living space. With its impeccable presentation and the added convenience of an allocated parking space, this apartment offers cheaper than average service charge and maintenance making this is an ideal option for first-time buyers or investors seeking a valuable purchase opportunity presenting an enticing opportunity for hassle-free living in a highly sought-after location.

The light and spacious accommodation in brief comprises: L-shaped hallway, Lounge/diner opening into Kitchen, two double bedrooms and a three piece family bathroom. Externally the car park provides an allocated parking space.

Mold is proud to be the home of the largest and best remaining street market in North Wales and is held high esteem by traders and shoppers alike, for the range of goods available alongside its warm traditional Welsh welcome. Mold is also lucky to have some great Primary and Secondary schools including both English and Welsh. It has a wide range of health care facilities available around the town including dentists, doctors and opticians. Mold offers a wide range of shops, recreational facilities, libraries, a variety of supermarkets, theatre and cinema, as well as the A55 being a close link to the main motorway networks across the North and North West regions.

Accommodation Comprises

The property is accessed via a communal hallway with stair well leading up to the second floor apartment.

Door gives access to:

L-shaped Hallway

With two built in cupboards, one housing the central heating boiler and the other providing storage, recessed spot lights, wood effect laminate flooring, telephone point and double panel radiator.

Access to all rooms.

Lounge/Diner

14'0" x 13'0" (4.27 x 3.96)

Recessed spot lights, wood effect laminate flooring, t.v.aerial point, two double panel radiators and two double glazed windows to the

front elevation overlooking the far reaching views.

Opening into:

Kitchen

10'3" x 6'4" (3.12 x 1.93)

Fitted with a range of wall and base units with work surfaces over, one and a half sink bowl unit with drainer and mixer tap, splash back wall tiling, built in four ring gas hob with electric oven beneath and extractor hood over, void and plumbing for dishwasher and space for under counter fridge. Wood effect laminate flooring and double glazed window to the rear elevation.

Bedroom One

15'10" x 9'7" (4.83 x 2.92)

With t.v aerial point, loft access point to a fully boarded loft extending to the length of the property creating ample storage area with lighting. Recessed spotlights, telephone point, double panel radiator and double glazed window to the front elevation benefiting from breathtaking views.

Bedroom Two

9'8" x 7'8" (2.95 x 2.34)

Recessed spotlights, double panel radiator and double glazed window to the front elevation.

Bathroom

Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level flush w.c. Fully tiled walls, tiled flooring, recessed spotlights, shaver point and frosted double glazed window to the rear elevation.

Outside

A communal car park provides an allocated parking space.

EPC Rating - C

Council Tax - Band C

Directions

From the agents office on Chester street turn right at the traffic lights onto High Street. Proceed straight on at the next set of traffic lights then turn left onto Clayton Road. The entrance to Heritage Court will be observed on the left hand side.

Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell?

Tel: 01352 700070

Ask a member of staff for a FREE VALUATION without obligation.

Covid 19 Advice: During restrictions please only request a viewing if you are in a buying position. At the appointment please wear PPE and wash/sanitize your hands before and after the appointment. All viewings will follow the government guidelines and all windows and doors will be open.

To Make An Offer

TO MAKE AN OFFER - CALL A MEMBER OF STAFF on 01352 700070 IN THE FIRST INSTANCE WHO CAN DISCUSS YOUR OFFER AND PASS IT ONTO OUR CLIENT - PLEASE NOTE WE WILL WANT TO QUALIFY YOUR OFFER FOR OUR CLIENT

Mortgage Advice

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070.

Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid

and Roberts has the authority to make or give any representations or warranty in relation to the property.

Do You Have A Property To Sell

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Rachel Forrester to visit your property to give you an up to date market valuation FREE of charge with no obligation.

Opening Hours

Monday - Friday 9.15am - 5.30pm

Saturday 9.15am - 4.00pm

Additional information

£55 - for maintenance per month

£45 for heritage court £10 communal areas, stairwell/lighting etc

Council tax £122 per month

999 year lease starting in 2000



Road Map



Hybrid Map



Terrain Map



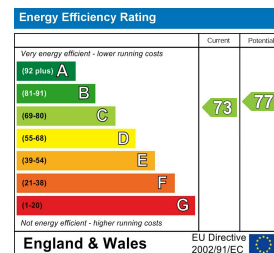
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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