



## St Davids House High Street

Mold, CH7 1AZ

Offers Over £110,000



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## Property Description

Reid and Roberts are delighted to present this Unique Apartment for sale, which is perfectly positioned in the Mold Town Centre. This modern apartment 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 brimming with local amenities, the Mold Town Centre offers a unique blend of comfort and convenience.

The light and spacious accommodation in brief comprises: Entrance Porch, Hallway, Open Plan Kitchen and Lounge, Shower Room and Bedroom. 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

Communal entrance hall with stairs leading up the the first floor. Door opening in to the:

### Entrance Porch

With wall-mounted intercom phone and coat hanging space.

Door through to:

## Open Plan Kitchen/Lounge

14'7" x 14'3" (4.459m x 4.349m)

Having a range of base units with complementary work surfaces and tiled splash backs over. Stainless steel sink with mixer tap over, space for fridge, integrated electric oven, stainless steel electric hob with stainless steel extractor hood. Having two sash windows with secondary glazing and a further window with obscured glazing, laminate flooring, LED spotlights, power points and television point.

Step up in to:

### Hallway

10'3" x 6'5" (3.137m x 1.963m)

With power points and cupboard housing water heater. Doors to shower room and bedroom.

### Bedroom One

15'4" x 9'7" (4.68m x 2.924m)

With two secondary glazed sash windows, wall mounted electric heater and power points.

### Shower Room

10'3" x 5'1" (3.144m x 1.572m)

With partially obscured sash window, tiled effect vinyl flooring, large walk-in shower, wash basin, WC, ladder style towel radiator and extractor fan.

## Additional Information

A 125 year lease with 121 years remaining, and an initial ground rent of £100 p.a.

The estimated annual service charge cost for this flat is £599.

EPC Rating D

Council Tax - A

Tel: 01352 700070

### 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 Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

### How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

### Looking For 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

### Misrepresentation Act

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.

### Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### 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.

### Viewings

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.



## Road Map



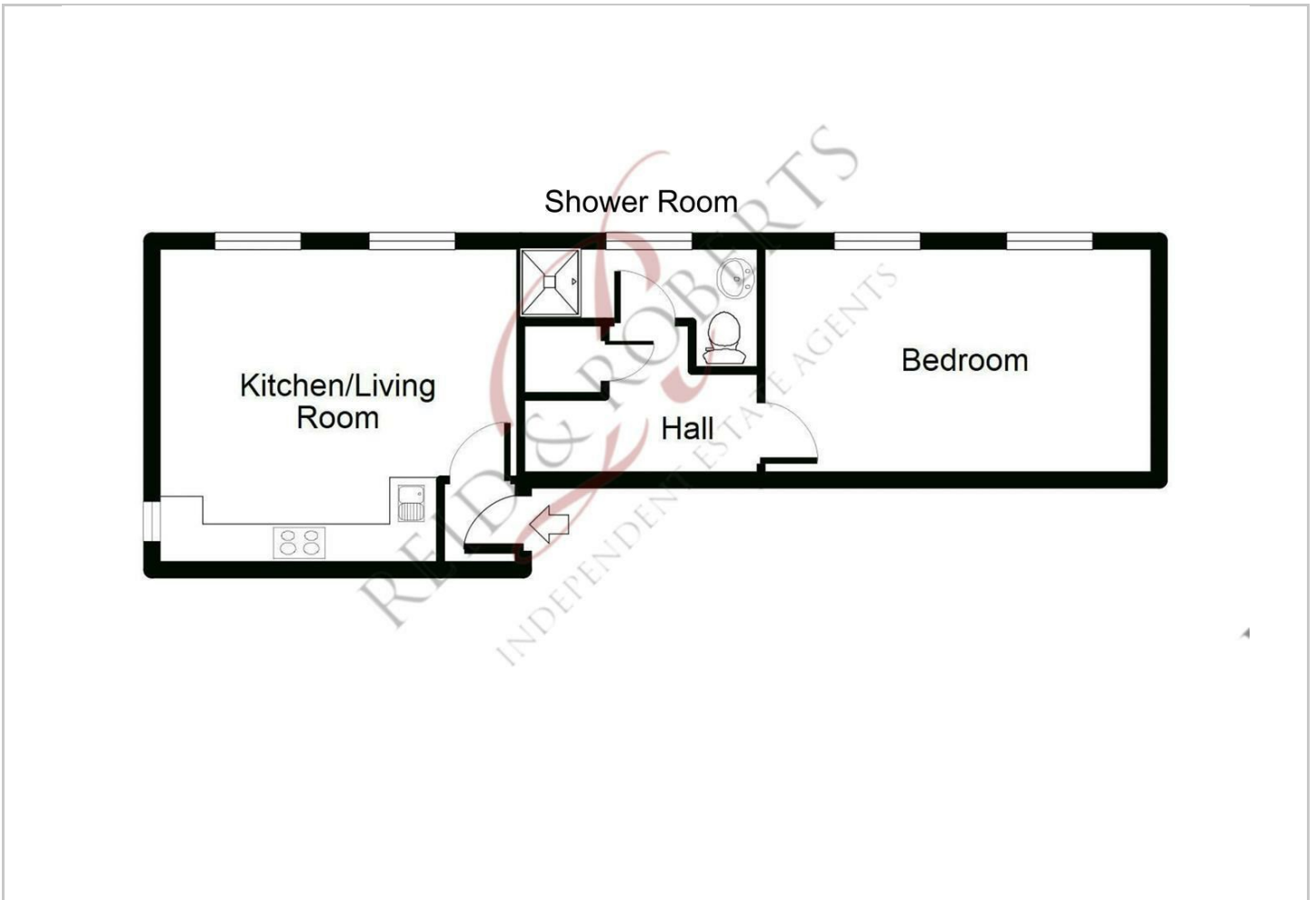
## Hybrid Map



## Terrain Map



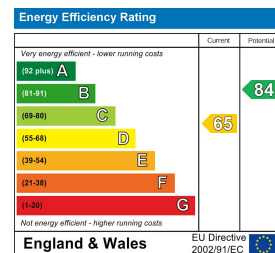
## Floor Plan



## 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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