

8 Yr Hen Orsaf, Northop, Mold, CH7 6AN
Management fee £950,00pa Ground Rent £75.00pa
£172,500 MS11259



DESCRIPTION: Situated in a popular and sought after village location is this modern 2nd floor apartment which offers generous size living accommodation to briefly comprise communal entrance with speak and enter system, entrance hall, lounge, modern fitted kitchen with integrated appliances, inner hall, master bedroom with ensuite bathroom, 2nd bedroom and shower room. The accommodation is complimented by gas radiator heating and double glazing and externally there are communal gardens, designated parking space and visitor parking. **VIEWING HIGHLY RECOMMENDED. LEASE HOLD. COUNCIL TAX BAND C.**

ANGELA WHITFIELD FNAEA – RESIDENT PARTNER

Viewing by arrangement through Shotton Office

33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182

Opening hours 9.00am-5.00pm Monday – Friday 10.00am – 2.00pm Saturday

DIRECTIONS: From the agents Shotton office turn left and proceed on into Connahs Quay turning left onto Mold Road, continue up the Mold Road which in turn will lead you to the village of Northop, proceed through the traffic lights and the development will be noted on the right hand side.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271

LOCATION: Situated in a popular and sought after village being within walking distance of village amenities and there are good road links to Mold town centre, Chester city centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed.

COMMUNAL ENTRANCE: Speak and enter system. Stairs rising to 2nd floor. Door leading to front of property.

ENTRANCE HALL: Panelled radiator. Two built in storage cupboards. Door to main landing.



LOUNGE: 14' 9" x 13' 1" (4.5m x 3.99m) Panelled radiator. Tv point.



KITCHEN: 9' 2" x 8' 1" (2.79m x 2.46m) Panelled radiator. The kitchen is fitted with a range of wall and base units with worktop surfaces and inset stainless steel sink unit and splash back tiling with integrated appliances to include hob, extractor hood, double oven, microwave, fridge freezer, washing machine and dish washer. Tiled floor. Inset ceiling. Cupboard housing wall mounted gas heating boiler.



INNER HALL: Doors leading off to bedrooms and shower room.



BEDROOM 1: 11' 7" x 10' 7" (3.53m x 3.23m) Panelled radiator. Window to front elevation.



ENSUITE BATHROOM: 6' 6" x 5' 6" (1.98m x 1.68m) Panelled radiator. Fitted 3 piece white suite comprising wc, wash hand basin and panelled bath with shower above. Sky light. Inset ceiling lighting.



BEDROOM 2: 7' 8" x 6' 7" (2.34m x 2.01m) Panelled radiator. Window to front elevation.

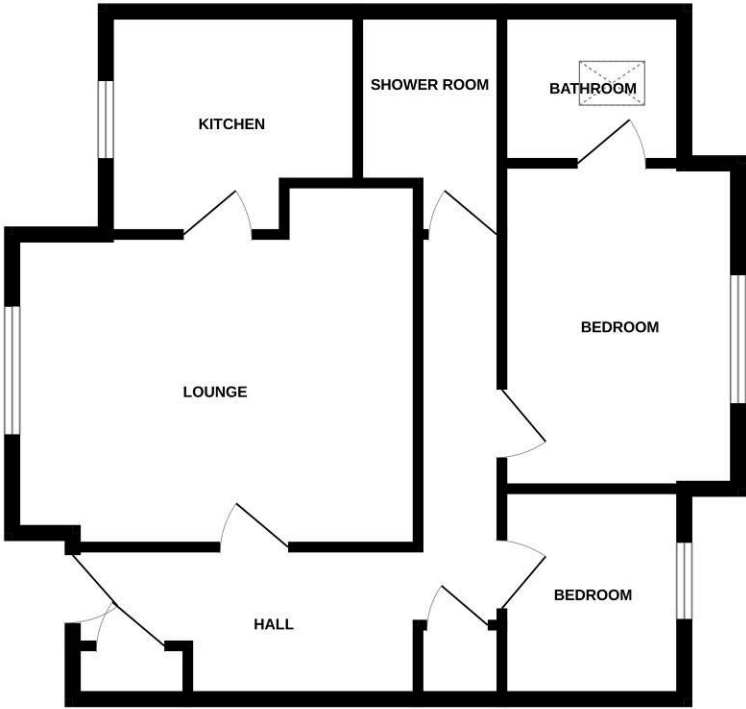
SHOWER ROOM: 8' 1" x 5' 2" (2.46m x 1.57m) Panelled radiator. Fitted 3 piece white suite comprising wc, wash hand basin and shower enclosure panelled bath with shower above. Sky light. Tiled floor.



OUTSIDE: Externally there is designated parking and visitor parking and communal gardens.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 80 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

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

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify 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. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

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

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey