



Flat 9, St. Davids House, 24 High Street – CH7 1AZ
£105,000

Flat 9

St. Davids House, Mold

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

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





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

Dimensions: 3.7 x 1.3 (12'1" x 4'3"). Hand wash basin with taps over, lighting, low flush W.C, shower enclosure with power shower, extractor fan and wall mounted radiator.

Kitchen /Diner

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

Dimensions: 4.8 x 2.5 (15'8" x 8'2"). 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.



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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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