



## 7 Southside Apartments Argoed Road

Buckley, CH7 3BF

Asking Price £130,000



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## Accommodation Comprises

The apartment is approached via a secure communal entrance, with a front door opening into an welcoming hallway.

### Hallway

The L-shaped hallway provides direct access to all living areas, creating an easy flow throughout. A large cupboard houses the Logic gas combi boiler and electric meter box, whilst still providing practical storage solutions.

The space is finished with carpeted flooring, a single panel radiator, ceiling lights and a smoke alarm.

### Open-Plan Kitchen / Dining / Living Area

The open-plan living area is bright and spacious, perfectly designed for both relaxation and entertaining in mind.

The kitchen is fitted with a modern range of wood-effect wall and base units, complemented by worktops and matching upstands. A stainless steel one-and-a-half bowl sink with drainer and mixer tap sits beneath a feature work surface, while integrated appliances include an electric oven, five-ring gas hob with stainless steel splashback and extractor hood above, fridge-freezer and washing machine. Tiled flooring and inset spotlights complete the space.

From the kitchen area, the lounge and dining room flow seamlessly, with the flooring altering to a soft carpet underfoot. A double panel radiator and central ceiling light create warmth and comfort, while French doors open onto a Juliet balcony, allowing natural light to flood the room. The generous proportions of the room allow versatility, offering plenty of space for sofa seating alongside a dining or breakfast table, making it a sociable and enjoyable living area.

### Bedroom One

The master bedroom is a generous double, larger than average and flooded with natural light via dual aspect windows to the front and side elevations. The space is finished with carpeted flooring, a central ceiling light and a double panel radiator. With ample room for a double bed, freestanding wardrobes and a dressing area, the room provides both comfort and flexibility. In other apartments within the development, the dressing area has been converted to an En-Suite, offering scope for future potential should the buyer wish to do the same.

### Bedroom Two

The second bedroom is a comfortable single, finished with carpeted flooring, a single panel radiator and a central ceiling light. A window to the front elevation allows natural light into the space, making it ideal as a child's bedroom, guest room or home office.

### Bathroom

A modern three-piece suite comprising a close-coupled W.C, inset sink with mixer tap above and tiled splashback set into a worktop with storage cupboards beneath, and a fully-tiled double corner shower cubicle with mains-powered shower. The space is finished with tiled flooring, inset spotlights, an extractor fan and a wall-mounted heated towel rail. A frosted window to the side elevation adds natural light while maintaining privacy.

### Fee's

Ground Rent- £780 annually

Maintenance Fee's: £1200 annually

To include insurance, maintenance on the building and communal areas, gardening and window cleaning.

### COUNCIL TAX BAND C

## WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF YOUR HOME.

## VIEWING ARRANGEMENTS

If you'd like to arrange a viewing for this property, simply send us a message through Rightmove or contact us direct!

We'll be in touch afterwards to hear your thoughts, as our clients really value feedback on their property.

## MONEY LAUNDERING REGULATIONS

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## MISDESCRIPTION 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 of 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.

## MAKE AN OFFER

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

## LOANS

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

## INDEPENDENT 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. For more information call 01352 711170.



## Road Map



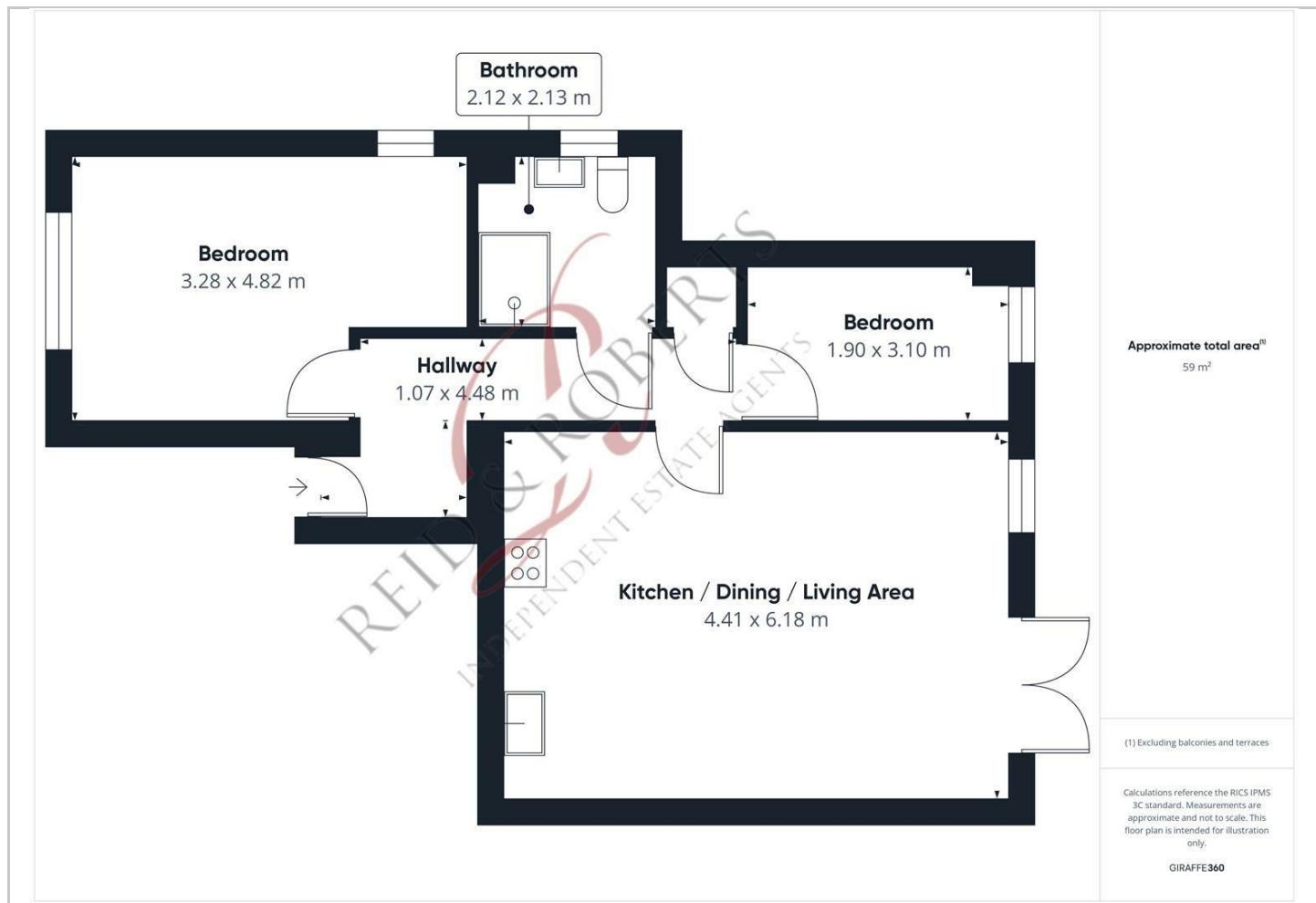
## Hybrid Map



## Terrain Map



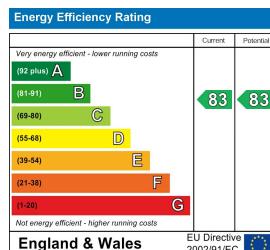
## Floor Plan



## 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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