

Flat 2 Barraclough House, Castle Street, Mold, Flintshire, CH7 1NL

FIRST FLOOR
APPROX. 53.9 SQ. METRES (580.6 SQ. FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	78
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(11-20) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Cavendish
ESTATE AGENTS

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Flat 2 Barraclough House

Castle Street, Mold, Flintshire,
CH7 1NL

Price
£110,000

A SPACIOUS AND WELL APPOINTED TWO BEDROOM FIRST FLOOR APARTMENT occupying a convenient position to the centre of Mold. Affording well proportioned two bedroom accommodation, ideal for either a first time buyer or investment purchaser with the benefit of gas fired central heating and double glazing. The property forms part of a conversion of three apartments in total with a communal security/intercom front entrance and in brief comprises: spacious living/dining room room, kitchen with fitted units and integrated appliances, bedroom one with en suite shower room, second bedroom and bathroom.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: 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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

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LOCATION

The property occupies a most convenient position a short distance from the High Street in the heart of Mold town centre. The town provides a good range of shops serving most daily needs, cafes and restaurants, high street banks and post office; as well as a popular twice weekly market.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE**

Communal front entrance with security/intercom phone to communal entrance hall and stairway. Front door to Flat 2.

HALLWAY**LIVING/DINING ROOM**

An open plan room combining living and dining areas with two double glazed windows to the front and a feature fireplace suitable for an electric fire only. Tiled floor to the dining area, TV aerial point and radiator. Opening to kitchen.

**KITCHEN**

Fitted with a modern range of white fronted base and wall units with matching worktops, inset sink unit with tiled splashback and integrated appliances comprising stainless steel four gas burner hob with stainless steel splashback and cooker hood, and electric oven beneath. Space for fridge/freezer. Plumbing for washing machine. Tiled floor.

BEDROOM ONE

Double glazed window to the front, built in wardrobe and radiator.

ENSUITE SHOWER ROOM

Comprising tiled shower enclosure, wash basin and WC.

INNER HALLWAY**BEDROOM TWO**

Double glazed window to the rear and radiator. Built in store.

BATHROOM

Well appointed bathroom with three piece suite comprising panelled bath with mixer shower tap and screen, wash hand basin and WC. Part tiled walls.

DIRECTIONS

From the Agent's Mold office proceed across the crossroad onto New Street and then take the first right immediately after Y Pentan inn, whereupon the property will be found set back on the right.

LEASEHOLD

The property is subject to a leasehold interest of 999 years dating from 1st July 2006.

AGENTS NOTES

Current service charge of £55.00 pcm.

COUNCIL TAX

Flintshire County Council - Tax Band C

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agent's Mold

Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

DW/PMW

Amended - JH

AMMENEDEDALW

Amended ALW