REID & ROBERTS

INDEPENDENT ESTATE AGENTS



Apartment 1 Denbigh Road

Nannerch, Mold, CH7 5RH

£750 Per Calendar Month

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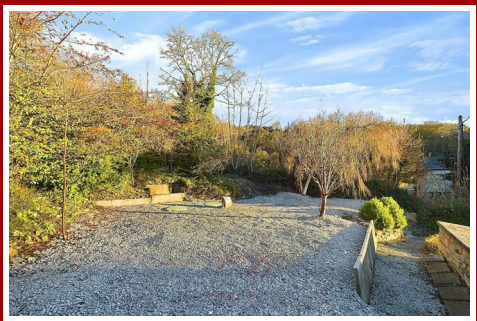


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Property Description

Reid and Roberts are delighted to present to the market this exceptional two-bedroom ground floor apartment, complete with an ensuite bathroom and a contemporary main bathroom. Nestled within a highly sought-after area renowned for its stunning natural beauty, this property offers the perfect blend of tranquility and modern living, making it an excellent choice for first-time buyers or savvy investors alike. *No Onward Chain*

The apartment benefits from access to communal gardens, a serene outdoor space ideal for relaxation. Practicality is further enhanced by convenient parking facilities, ensuring effortless access for residents and visitors. With its spacious interior, stylish features, and desirable location, this property truly needs to be seen to be fully appreciated.

Nannerch is a small village situated in an area of stunning beauty and is on a convenient bus route that connects you to neighboring towns such as Holywell, Mold, and Denbigh, where a plethora of shops, schools, and recreational amenities await. The nearby A55 provides easy access to major motorways throughout the North West Region.

Accommodation Comprises

The property is accessed via a shared hallway, offering a welcoming entrance with stairs leading up to the first-floor level and doors to further accommodations. Upon entering Apartment One, the door opens directly into a spacious lounge area, offering a blend of comfort and practicality.

Lounge

Step into a generously sized lounge, bathed in natural light through a double-glazed wooden-framed window at the front elevation. This space is perfect for relaxation or entertaining, featuring a double-panel radiator, a single-panel radiator, TV and phone points, and a ceiling light. A smoke alarm provides added safety, and the overall design creates a warm and inviting atmosphere. From the lounge, an open walkway leads seamlessly into access to the bedroom and bathroom areas. Door from lounge into:

Kitchen

The kitchen is thoughtfully designed, housing a range of wall and base units complemented by durable worktops. A one-and-a-half bowl stainless steel sink unit with a drainer and mixer tap provides practicality, while integrated appliances, including an eye-level oven and grill, a fridge freezer, and a dishwasher, enhance modern living. The space also offers a void and plumbing for a washing machine, a four-ring gas hob with a stainless steel extractor fan, and a stylish tiled splashback. The tiled flooring is both attractive and easy to maintain, and double-glazed wooden-framed windows to the front and side elevations allow for ample natural light. A single-panel radiator ensures comfort, and a ceiling light completes the functional yet stylish aesthetic.

Bedroom One

The first bedroom is a generously sized double, designed for comfort and convenience. It features a single-panel radiator, a double-glazed wooden-framed window overlooking the front elevation, and a ceiling light. A door leads into the ensuite, adding a touch of luxury to this bedroom.

En-suite Shower Room

The ensuite is well-appointed with a three-piece suite comprising a corner shower cubicle with a wall-mounted electric shower, a low-flush WC, and a wash hand basin set within a vanity unit. Fully tiled walls and flooring add a sleek, contemporary finish. The space is enhanced by a wall-mounted vanity mirror, inset spotlights, and an extractor fan.

Bedroom Two

The second bedroom is another spacious double, offering a tranquil retreat with a double-glazed wooden-framed window to the front elevation. It includes a single-panel radiator, ceiling light, and carpeted flooring, making it a versatile and appealing space.

Main Bathroom

The main bathroom boasts a modern three-piece suite, including a paneled bath with a glass screen and a wall-mounted electric shower, a low-flush WC, and a wash hand basin with a mixer tap set within a vanity unit. Fully tiled walls and floors create a cohesive and sophisticated look, complemented by a wall-mounted vanity mirror, a single-panel radiator, and an extractor fan.

Outside

The property benefits from steps leading up to a communal garden area, thoughtfully laid with gravel for ease of maintenance. This outdoor space offers room for a clothesline and seating, making it an ideal spot to enjoy the sunshine and fresh air. You will also find parking to the front.

Freehold/Leasehold

This property is being sold as freehold, offering a unique opportunity for the new owner to also acquire a 1/4 share of the leasehold for the

apartment block. As part of this arrangement, you will become a 1/4 shareholder in the management company responsible for the building's upkeep and operations. This structure allows you to actively contribute to the management and maintenance decisions, ensuring the long-term care and value of the property.

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

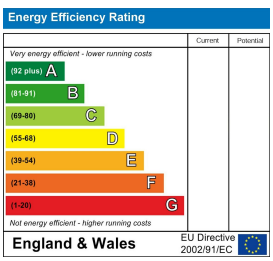


Floor Plan

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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