REID & ROBERTS

INDEPENDENT ESTATE AGENTS



Flat 1, 24, St. Davids House High Street

Mold, CH7 1AZ

O.I.R.O £85,000

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Property Description

Situated within a well-maintained building in a sought-after location, St David's House offers bright and practical accommodation that has been newly decorated throughout to provide a fresh, modern feel. The property is ideal for first-time buyers, investors or professionals looking for a low-maintenance home in a convenient setting.

The accommodation comprises communal entrance halls, a private hallway with useful storage, a well-presented bathroom, an open-plan lounge and kitchen area, and a comfortable double bedroom. The apartment benefits from electric heating, dual-aspect UPVC windows allowing for excellent natural light, and tasteful finishes throughout.

Move-in-ready home that combines practicality with modern comfort. St David's House presents an excellent opportunity for those seeking a stylish, low-maintenance property in a desirable location, perfect as a first home, an investment, or a convenient base close to local amenities.

The property is offered with the benefit of no onward chain, making for a smooth and straightforward purchase. It also comes complete with an undercounter fridge and washing machine, providing convenient, ready-to-use appliances for the new owner.

Accommodation Comprises:

The apartment is accessed via a wooden composite front door leading into a tidy communal hallway. Stairs rise to a second shared landing, where the private front door to the apartment can be found.

Entrance Hall

A welcoming L-shaped entrance hall finished with wood-effect laminate flooring provides access to all principal rooms. There is a useful storage cupboard housing the hot water tank, an electric radiator, and a ceiling light point. A communal entry phone system is also fitted for convenience.

Open Plan Kitchen/Living Space

Kitchen

A spacious and bright open-plan living area with a blend of carpeted and tiled flooring. The kitchen area is well equipped with a four-ring induction hob, built-in oven, and overhead extractor fan. There is a void and plumbing for a washing machine with a washing machine included, an undercounter fridge freezer, and a range of base units with wood-effect worktops and partly tiled splashbacks. A stainless steel sink and drainer with mixer tap completes the space.

Lounge

The lounge benefits from dual-aspect UPVC windows to the rear elevation, creating a bright and comfortable living space. There are recessed spotlights, a central ceiling light, and a smoke alarm fitted.

Bedroom One

A well-proportioned double bedroom with dual-aspect UPVC windows featuring bottom openers, allowing excellent natural light. The room includes a central ceiling light point, electric radiator, and freshly painted décor, offering a neutral backdrop ready for personal touches.

Bathroom

The modern bathroom features tiled flooring and recessed spotlights. It is fitted with a three-piece white suite, comprising a low-level WC, a panelled bath with full-height tiled splashbacks and an overhead electric shower, plus a hand wash basin with tiled splashback and a floating vanity mirror above. Additional features include an extractor fan and a chrome heated towel rail.

EPC Rating -D

Council Tax Band - A

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

Loans and Repayments

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

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.

Money Laundering

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.

Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm
SATURDAY 9.00am - 4.00pm

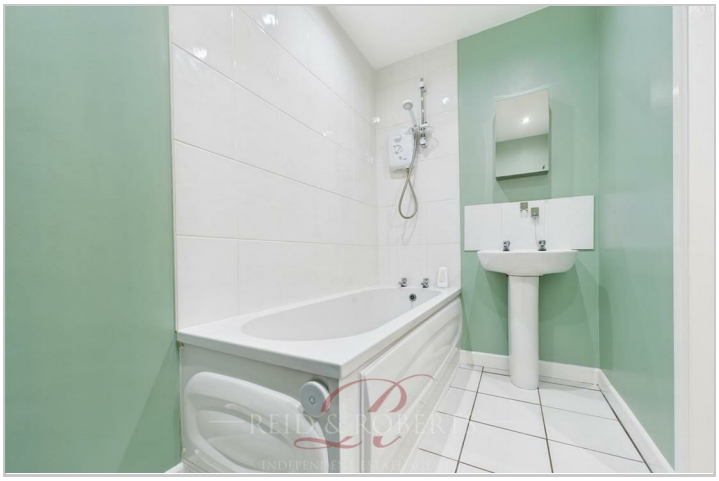
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

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.

Would you like to arrange a viewing?

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



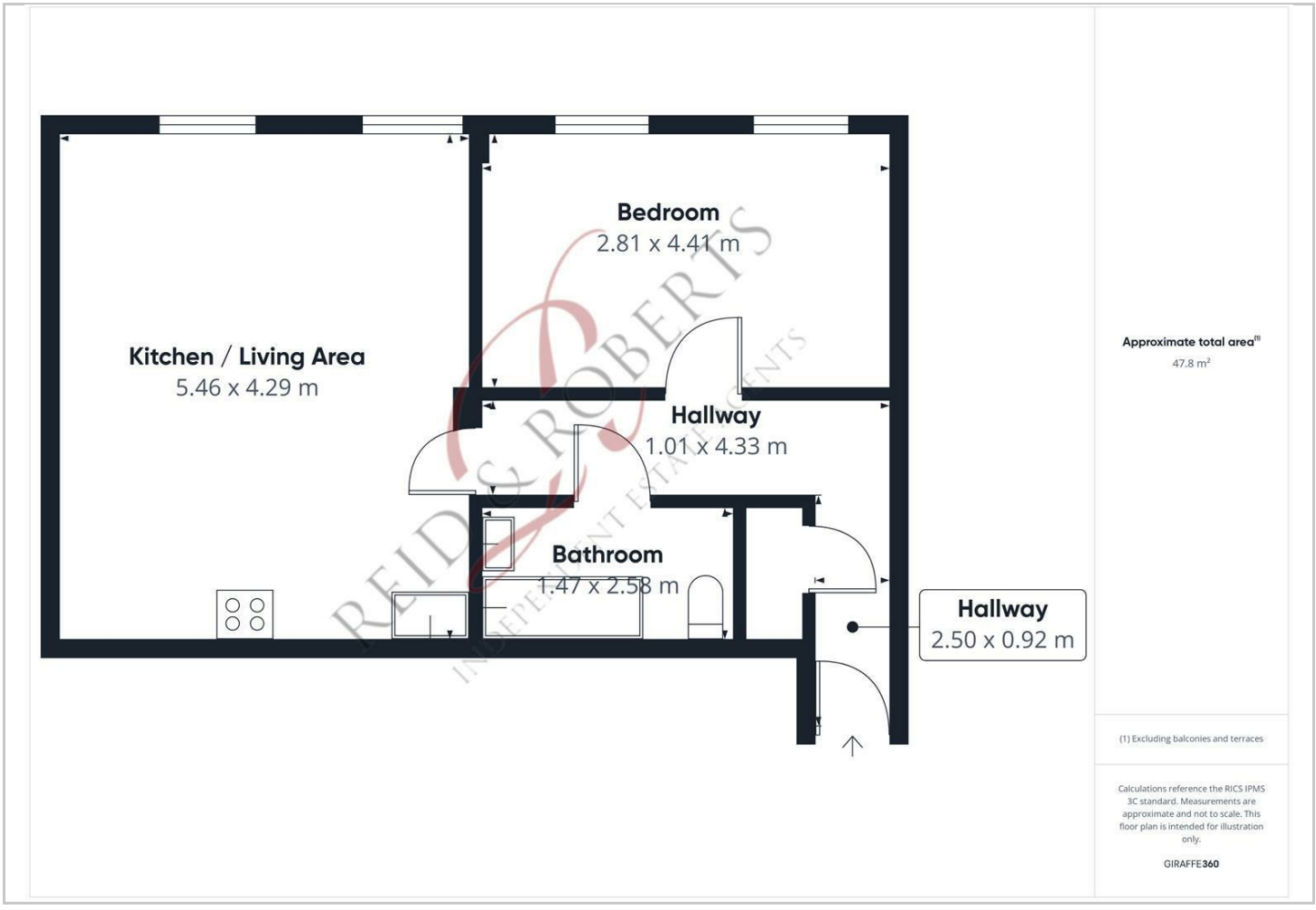
Hybrid Map



Terrain Map



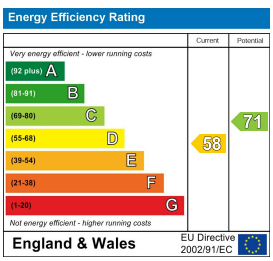
Floor Plan



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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