



## The Carriageworks New Street

Mold, CH7 1NY

O.I.R.O £140,000





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## Property Description

Reid & Roberts Estate and Letting Agents are delighted to present this immaculately maintained first-floor apartment, featuring lift access, within a highly sought-after purpose-built development. This bright and spacious property is ideally situated within easy reach of local amenities and excellent transport links. Meticulously cared for over the years, the apartment is both welcoming and move-in ready. The gated development benefits from lift facilities for added convenience, making this an excellent opportunity for first-time buyers, those looking to downsize or retire, or buy-to-let investors seeking a solid rental yield, with comparable units generating an estimated income of approximately £9,900 per annum.

The accommodation comprises a welcoming Entrance Hallway, a bright and airy Open-Plan Lounge/Kitchen, Two generously sized Double Bedrooms, and a spacious bathroom fitted with a stylish four-piece suite. Large windows throughout the property allow natural light to flood the space, enhancing its bright and inviting atmosphere. The property also benefits from an allocated parking space.

Situated in the historic market town of Mold, residents can enjoy a wide range of amenities, including a twice-weekly street market, diverse shops, restaurants, pubs, and excellent sports and leisure facilities. The town also boasts both Welsh and English medium schools catering to all ages, along with the renowned Theatre Clwyd. Additionally, the A55 is easily accessible, providing convenient transport links to major towns and employment centers across North Wales and the North West regions.

This beautifully presented apartment, with its modern features, lift access, and abundance of natural light, is not to be missed!

## Entrance Hallway

Offering a warm welcome to the home with double oak doors leading to the utility cupboard which houses void and plumbing for both washing machine and tumble dryer, electric fuse box and alarm system as well as ample space for

storage. The hallway also benefits from a wall mounted intercom system, double panel radiator and alarm code system.

Oak doors lead into all further accommodation:

## Open Plan Living Space

A beautifully light and spacious room offering an open plan feel for everyday living whilst giving the illusion of two rooms with the flooring styles.

## Lounge

21'9" x 10'2" (6.636m x 3.115m)

With Double glazed window to the front elevation with additional secondary glazing, double panel radiator, T.V aerial socket, phone point and wall mounted heating controls.

## Kitchen

10'2" x 6'7" (3.115m x 2.018m)

Housing a range of high gloss, soft close wall, base and draw units with granite effect work surfaces over, integrated appliances include; one and a half stainless steel sink unit with mixer tap over, floor length fridge/freezer, dishwasher, electric oven and four ring gas hob. Finished off with vinyl flooring with space for a small dining table.

## Bedroom One

11'1" x 8'9" (3.400m x 2.684m)

With Double glazed window to the front elevation with additional secondary glazing, double panel radiator and T.V aerial socket and phone point

## Bedroom Two

10'1" x 9'4" (3.087m x 2.861m)

Double glazed window to the front elevation, double panel radiator and wardrobe concealing the combination boiler with mirror sliding door.

## Bathroom

A larger than average bathroom fitted with a modern four piece suite comprising of panelled bath, corner shower cubicle with tiled enclosure and mains shower, pedestal wash hand basin and low flush W.C. Additional amenities include heated towel rail, tiled flooring, and extractor fan.

Tel: 01352 700070

## EPC Rating - C

## Council Tax Band

## Additional Information

The service charge is £90 per Month and the Leasehold is £250 Per annum.

## 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



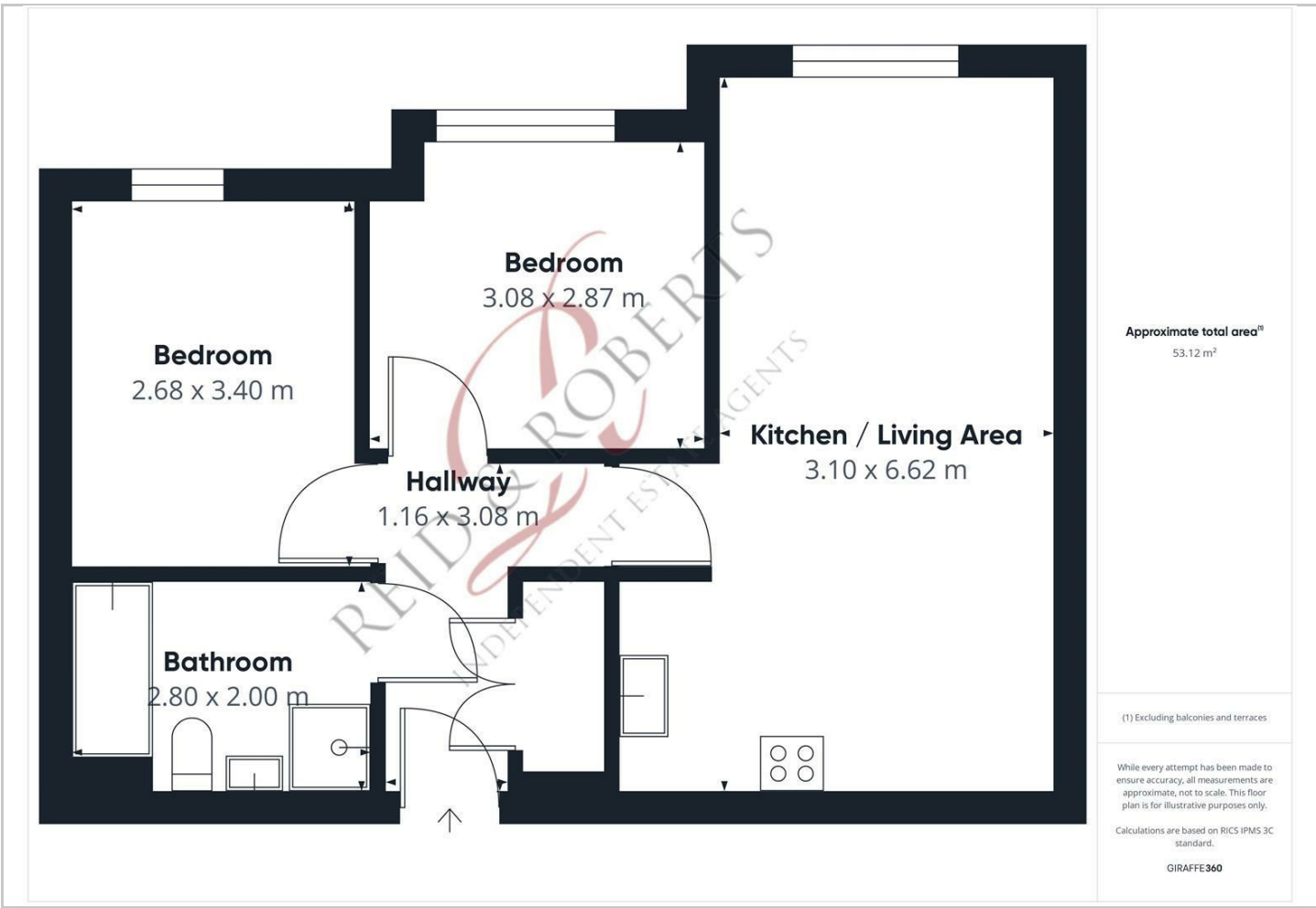
Hybrid Map



Terrain Map



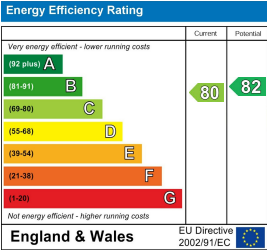
Floor Plan



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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