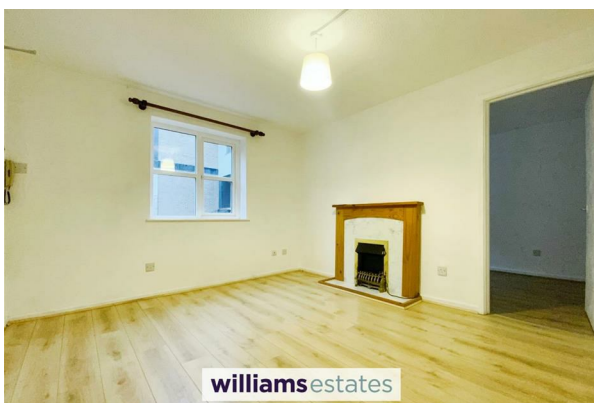


# williams estates



**1 Tudor Court Chester Street, Mold,  
Flintshire, CH7 1EG**

**£94,950**

 1  1  1  D

**EPC - D56 Council Tax Band - B Tenure - Leasehold**

# Chester Street, Mold

## 1 Bedrooms - Flat

Video Tour Available - A one bedroom ground floor flat, offered for Sale in Tudor Court within walking distance of Mold High Street and other local amenities. Allocated Parking Space.

EPC Rating D-56, Tenure - Leasehold Council Tax Band - B

### Description

Accommodation comprises communal entrance hall, living room, double bedroom, L-shaped inner hall, bathroom, kitchen and a communal rear porch. The property is located close to all local amenities and benefits from an allocated parking space. Ideal for first time buyers and investors.

### Accommodation

Door leading in to the communal entrance hall with a door in to the:

### Living Room

11'7" x 10'10"

Double glazed window to the front elevation, laminate flooring, feature fireplace, power points and wall-mounted electric heater. Doors off to the bedroom and hall.

### Bedroom

11'7" x 7'9"

Double glazed window to the front, laminate flooring, electric heater and power points.

### Hall

Being L-shaped and having laminate flooring, electric heater, power points and a cupboard housing the hot water cylinder, with space and plumbing for washing machine. Doors off to the bathroom, kitchen and communal rear hall.

### Bathroom

6'1" x 5'5"

A three piece suite comprising panelled bath with shower over, pedestal wash basin and low flush WC. Obscured window to the rear and part-tiled walls.

### Kitchen

9'4" x 8'8"

Fitted with a range of base and drawer units with complementary worksurfaces, tiled splashbacks and wall units over. Matching breakfast bar, undercounter fridge, electric cooker, stainless steel drainer sink with mixer tap over and a double glazed window to the rear.

### Outside

The property is situated on Tudor Court, just off Chester Street, and benefits from one allocated parking space to the front elevation.

### Directions

From the agents Mold office turn right to the traffic lights and turn left. The entrance to Tudor Court can be found on your right, next to Christopher Barrie Hair & Beauty.

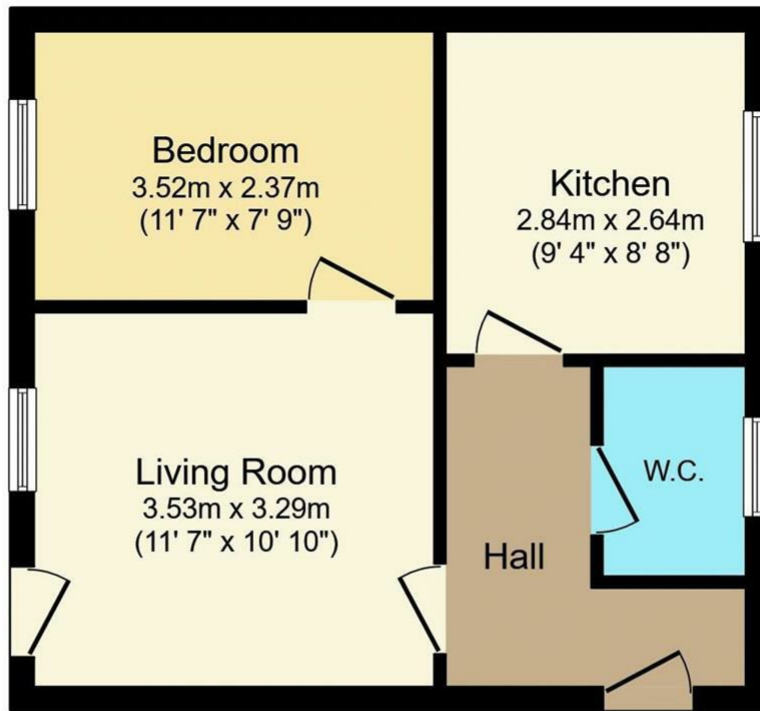
### Tenure and Service Charges

A 999 year lease with 961 years remaining.

The ground rent for the period 01/01/2022 to 31/12/2022 is £94.66.

The annual service charge/management fee for this flat for the last year came to a figure of £331.00.





### Floor Plan

Floor area 36.1 sq.m. (388 sq.ft.) approx

Total floor area 36.1 sq.m. (388 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
01352 372111

[Mold@williamsestates.com](mailto:Mold@williamsestates.com)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.