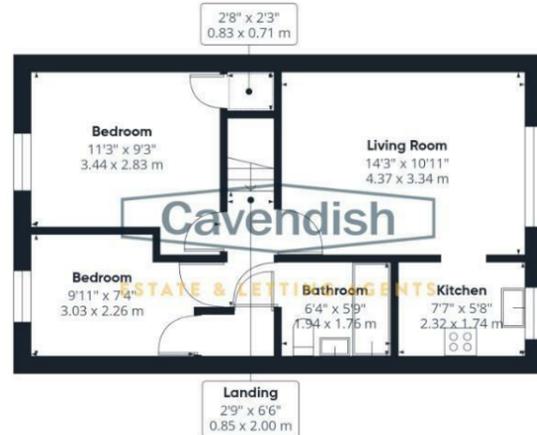




Approximate total area⁽¹⁾
502 ft²
46.6 m²

Floor 0

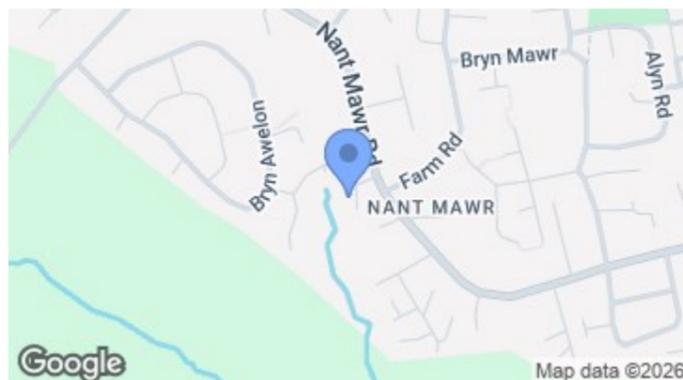


Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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	75	77
	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	



2 Nant View Court
Buckley,
CH7 2DD

NEW
£120,000

Situated within a quiet cul-de-sac in the popular town of Buckley, this well-presented two-bedroom first-floor apartment offers bright, practical living space with pleasant outlooks towards Hope Mountain. Previously managed as a rental property, the apartment benefits from up-to-date electrical certification and compliant safety features, making it an ideal purchase for first-time buyers or investors alike. With off-street parking to the rear, a spacious living room, separate fitted kitchen and two bedrooms with built-in storage, this is a low-maintenance home in a convenient and well-connected location. Buckley provides excellent local amenities, schooling and easy access to the A55, making Chester, Wrexham and the wider North West easily accessible.

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.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



Entrance Hall

1.05 x 0.89 (3'5" x 2'11")

Accessed via a wooden front door into a private ground floor entrance with stairs rising to the first-floor accommodation. The staircase features a wooden banister and leads to a welcoming landing area.

Landing

0.85 x 2.00 (2'9" x 6'6")



The landing is carpeted and fitted with a ceiling light pendant and radiator, with loft access and a smoke alarm. A useful storage cupboard with radiator is positioned at the end of the hallway. Wooden doors lead to all principal rooms.

Living Room

4.37 x 3.34 (14'4" x 10'11")



Located to the front of the property, the living room is a bright and comfortable space, carpeted and neutrally decorated with coved ceilings and a feature wall. A double-glazed window overlooks the front aspect with views towards the surrounding

area and Hope Mountain. The room benefits from a radiator, thermostat control and pendant lighting.

**Kitchen**

2.32 x 1.74 (7'7" x 5'8")



Accessed via a wooden door from the living room, the kitchen features terracotta tiled flooring and a range of wood wall and base units complemented by black worktops and clean tiled splashbacks. A stainless steel sink sits beneath a double-glazed window overlooking the front elevation. Appliances include a four-burner hob with stainless steel extractor above, with space and plumbing for a washing machine and dishwasher. The kitchen is neutrally presented and fitted with pendant lighting and radiator.

Primary Bedroom

3.44 x 2.83 (11'3" x 9'3")



A well-proportioned double bedroom, carpeted and neutrally decorated. The room benefits from a double-glazed window, radiator, pendant lighting and a built-in wardrobe providing hanging space and storage.

Second Bedroom

3.03 x 2.26 (9'11" x 7'4")



A small double bedroom positioned to the rear of the property, carpeted and fitted with a radiator and pendant lighting. A built-in wardrobe with overhead storage offers practical space for guests, a home office or additional bedroom use.

Family Bathroom

1.94 x 1.76 (6'4" x 5'9")



The bathroom is fitted with clean tiled flooring and floor-to-ceiling white tiling surrounding the bath area. The suite comprises a white panelling bath with electric shower and curtain rail, wash hand basin, WC and mirrored medicine cabinet. An extractor fan provides ventilation.

External

The property benefits from off-street parking to the rear and enjoys a pleasant cul-de-sac setting.

TENURE

Leasehold 977 years remaining.
Ground Rent £150 a year.
No Service Charge.

COUNCIL TAX

Flintshire Count Council Tax Band B

AGENTS NOTES

No Service Charge
One parking space in shared parking lot
Ground rent £150 per year

AML

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.

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 BUYERS 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

VIEWINGS

By appointment through the Agent's Mold Office 01352 751515.

Our photos might have been enhanced with the help of AI.

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

DIRECTIONS

Cavendish Estate Agents 1 High St, Mold CH7 1AZ, Head south-east on High St/B5444 towards Chester St/A5119, Turn left onto Chester St/A5119 0.3 At the roundabout, take the 3rd exit onto Chester Rd/A541 0.8 At Wylfa Roundabout, take the 3rd exit onto Mold Rd/A549 2.1 Turn right onto Springfield

Dr 2.3 Continue onto Nant Mawr Rd 2.6 Turn right onto Nant View Ct Destination will be on the right 2.6 Arrive: Nant View Ct, Buckley CH7 2DD, UK.