

20 Hen Fragdy New Street, Mold, CH71UL

**Cavendish**

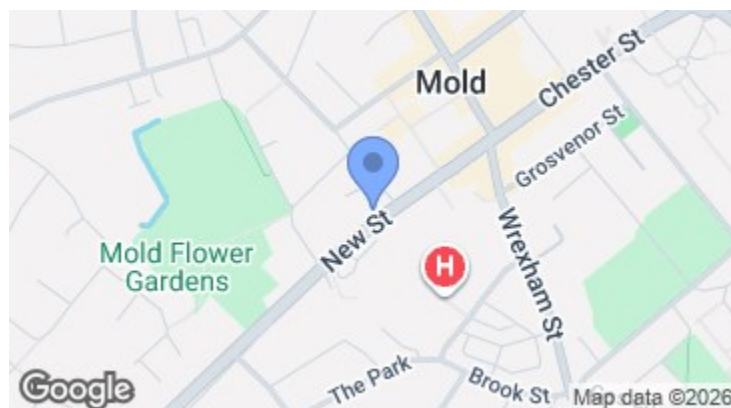
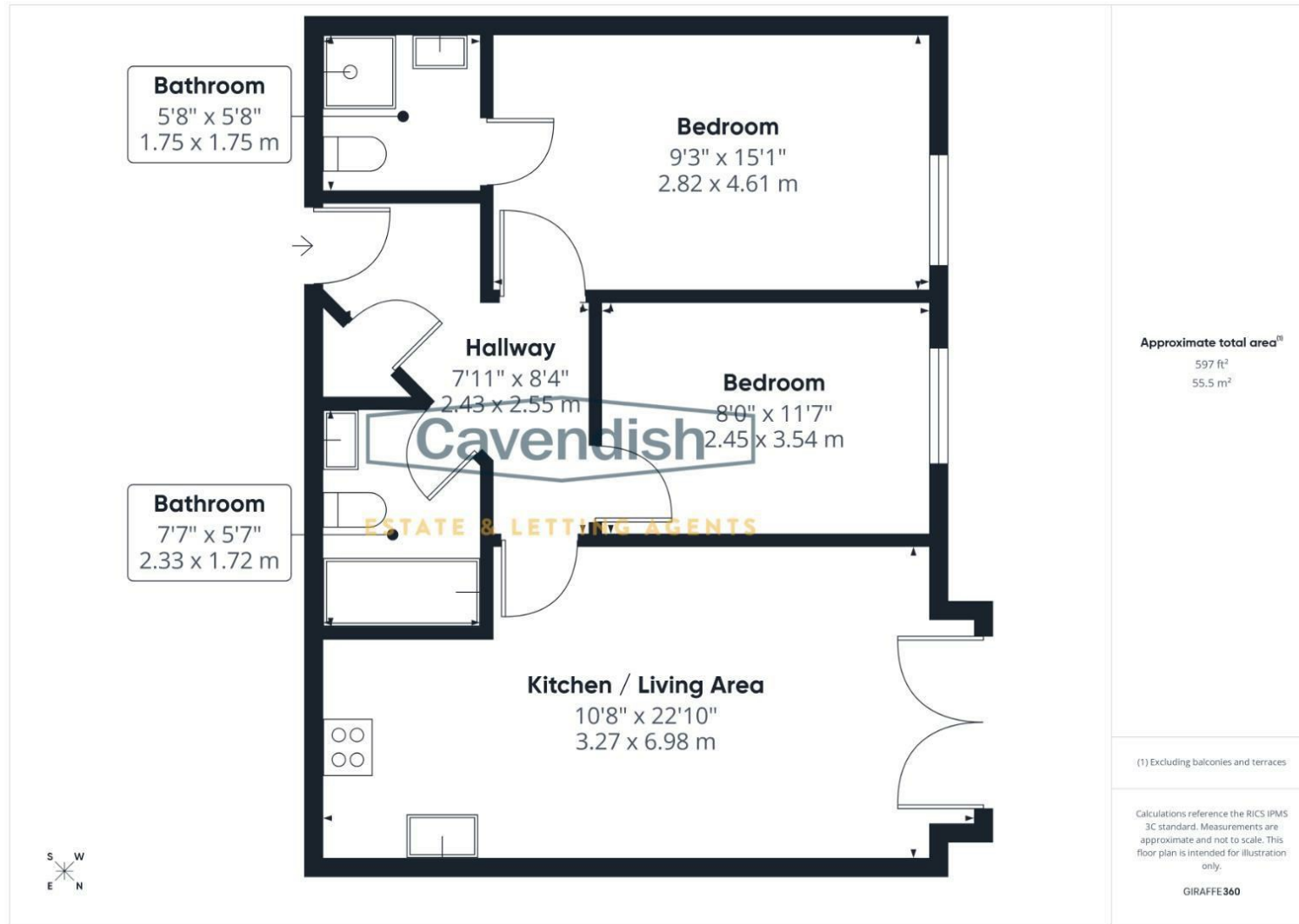
**ESTATE AGENTS**

The Cross 1 High Street, Mold, Flintshire, CH71AZ

Tel: 01352 751515

Email: mold.sales@cavmail.co.uk

[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



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	EU Directive 2002/91/EC	82	82

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

**20 Hen Fragdy New Street**  
Mold,  
CH71UL

**NEW**  
**£140,000**

**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.

\*\*\*VIDEO TOUR AVAILABLE\*\*\*

\*HIGHLY APPOINTED APARTMENT \*SECOND FLOOR \*SECURE PARKING \*CONVENIENT TOWN CENTRE LOCATION\* A well planned and highly appointed two bedroom Second Floor apartment with allocated parking, lift access, forming part of this purpose built gated development conveniently located to the centre of Mold. Affording well appointed two bedroom accommodation with quality fittings, gas fired central heating and double glazing. Features include oak interior doors, an open plan living room/dining room/kitchen with an attractive range of units with full range of integrated appliances and French doors, bedroom one with fitted wardrobes and en suite shower room, double sized second bedroom, also with fitted wardrobes, and a well appointed bathroom room with three piece suite. \*\*\*NO ONWARD CHAIN\*\*\*



[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)

**Location**

The apartment is located to the front of the building which occupies a convenient position along New Street and is within a short walk of the town centre and local amenities to include Post office, Library and Doctors' Surgeries. The town offers a comprehensive range of shopping facilities catering for daily needs and has a popular twice weekly street market. There is secure allocated parking one car to the rear of the building.

**External**

Communal front entrance with security gate providing access to the rear of the property and to an allocated parking space for one car immediately to the front of the apartment. Communal Entrance Hall with lift access and stairs to the first floor.

**Entrance Hallway**

2.43 x 2.55 (7'11" x 8'4")



Built-in cupboard, oak interior doors, radiator, recessed ceiling lighting and intercom phone.

**Open Plan Kitchen**

3.27 x 6.98 (10'8" x 22'10")

**Living Area****Kitchen Area**

Well appointed with an attractive range of cream base and wall units with wood effect worktops, inset sink unit with tiled splashback and range of appliances comprising stainless steel four gas burner hob, cooker hood, electric single oven, full sized dishwasher and fridge freezer. Tiled floor to the kitchen area and built-in cupboard housing the Worcester gas fired central heating boiler.

**Bedroom 1**

2.82 x 4.61 (9'3" x 15'1")



Double glazed window to the front, two fitted wardrobe units with light wood effect door fronts, tv aerial point and radiator.

**Ensuite**

1.75 x 1.75 (5'8" x 5'8")



Fitted with a white three piece suite comprising corner shower cubicle with chrome shower unit, pedestal wash basin and low flush wc. Attractive part tiled walls with matching floor, chrome towel radiator, extractor fan and recessed ceiling lighting.

**Bedroom 2**

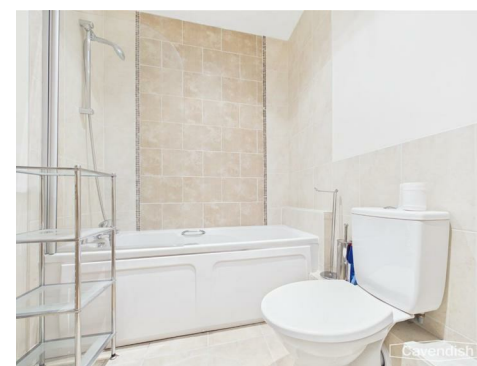
2.45 x 3.54 (8'0" x 11'7")



Double glazed window to the front, fitted double wardrobe unit with light wood effect door fronts and radiator.

**Bathroom**

2.33 x 1.72 (7'7" x 5'7")



Fitted with a three piece suite comprising White bath tub with mains shower above with glass shower screen, pedestal wash basin and low flush wc. Part tiled walls, matching tiled floor, chrome towel radiator, recessed ceiling lighting and extractor fan.

**View****Parking****Tenure**

The property is subject to a leasehold interest of 982 years with a current annual ground rent payable of £250.00.

**Service Charge**

We are advised that the property is subject to a monthly service charge of £136.

**Council Tax**

Flintshire County Council - Council Tax Band C.

**AML**

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these

requirements. There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

**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.

**Award Winning Lettings Service**

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

**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**

From the Agent's Mold Office, proceed along New Street, whereupon Yr Hen Fragdy (The Old Brewery) will be found on the right hand side. Proceed through the gated entrance whereupon the entrance leading to the apartment will be found set back on the left hand side.