



Estate Agents

Taylor & Co

Abergavenny

Sarno Square

Abergavenny, Monmouthshire NP7 5JT

Asking Price  
£185,000



# Sarno Square

## Abergavenny, Monmouthshire NP7 5JT

A superb two bedroom, 2 bathroom second floor apartment located at the front of this historic Grade II listed building  
Spacious open plan Living Room / Kitchen with integrated appliances and large breakfast bar  
Secure door entry intercom system | Manicured Parkland style grounds featuring the original Victorian Pavillions  
Annual service charge includes water rates, contribution towards gas plus buildings insurance  
Walking distance to town centre, bus and railway stations | Allocated parking space and visitor' parking | No Chain

Nestled in park-like communal grounds which afford superb hillside views towards the prominent Black Mountains peaks of the Bannau Brycheiniog National Park which surround the internationally famous market town of Abergavenny, is this contemporary two bedroom, two bathroom, second floor apartment which offers a superb layout comprising of around 878 Sqft of floor area. Forming part of the historic Grade II Listed Parc Pen y Val development, this generously appointed apartment is entered via a spacious 'T' shaped hallway and is finished to a high specification entirely sympathetic to the heritage and age of the building. The superior design of this beautiful residence makes it an ideal acquisition either as a primary or second home, particularly as it is conveniently located at the front of the building taking full advantage of the outlook and with ease of access to its allocated parking space and the beautifully manicured communal grounds.

This historic development is perfectly positioned for walking into town or travelling further afield either by car via the excellent road links or by train with connections to Cardiff and Manchester or central London and Bristol via Newport. Offered to the market with the benefit of allocated parking, a long lease, and most of the utility costs covered by an encompassing annual service charge, this apartment will suit a range of discerning buyers keen to be within a short distance of the high street, theatre

**and the Angel Hotel & Restaurant but also secluded within park style grounds and open spaces.**

**SITUATION** | Sarno Square enjoys an enviable location in a superb Grade II listed development just under a mile from the centre of Abergavenny. A conveniently located footpath nearby the property leads through a tranquil wooded copse to the River Gavenny, giving quick and ambient pedestrian access to the town centre, bus station and train station.

The historic town centre offers comprehensive leisure and shopping amenities including individual boutique style shops, bistros and restaurants, independent grocery and newsagent stores, supermarkets, and a plethora of well-known high street shops.

Abergavenny hosts a market several times a week in its iconic Market Hall which attracts people from far and wide to its Farmers' market. The town boasts its own cinema, theatre, and leisure centre as well as being a sought-after destination as a foodie haven, attracting famous chefs from across the world to its annual Food Festival; there are numerous eateries and gastro pubs in the town and the neighbouring villages providing evening entertainment and culinary delight. The town is particularly well served by popular schools for all ages at both primary and secondary level with the nearest primary school being within walking distance in a neighbouring road. Schools in the private sector are also

accessible and can be found in Monmouth, Hereford, Brecon, and Newport.

The area is an ideal base for professional and amateur leisure pursuits. There are many sports clubs and activities including rugby, football, tennis, bowls, and swimming and of course, cycling at both amateur and professional level, all close-by. For those seeking long walks, there are pathways leading to the River Usk and the Brecon to Monmouthshire Canal as well as to the summit of the Blorenge, one of the seven mountains that surrounds this historic town, ready to explore and located just a short distance away.

Abergavenny railway station is accessible by bus, car or even walking whilst road links at the Hardwick roundabout give easy access to the motorway and "A" routes to Cardiff, Newport plus further afield to the M4 linking Bristol, west Wales and the Midlands.

### ACCOMMODATION

### GROUND FLOOR

**COMMUNAL ENTRANCE** | Security door with external intercom door entry system, communal hallway and staircase serving all floors displaying the original wall tiles which harbour the character and authenticity of this historic building.

## **SECOND FLOOR**

With courtesy lighting and access to apartments 37 & 38.

**PRIVATE HALLWAY** | With access from the communal landing via an entrance door with private letterbox and peep hole, large walk in storage cupboard, wall mounted cupboard housing electricity consumer unit, radiator, telephone door entry intercom system, built in airing cupboard housing an unvented hot water cylinder, pointed arch small paned sash window enjoying a front aspect.

**FAMILY BATHROOM** | A spacious bathroom fitted with a white suite encompassing chrome fittings to include a panelled bath with mixer tap and flexi hose shower head attachment, low flush toilet, wall mounted vanity unit with wash hand basin and storage cupboards beneath, radiator, ceiling mounted extractor fan, partly tiled walls, large mirror, electric shaver point.

**LIVING ROOM/KITCHEN** | An open plan living/kitchen area with light and airy living area including four pointed arch windows all enjoying a front aspect with views over the gardens to the hills of the Bannau Brycheiniog National Park beyond. The room is divided from the kitchen by a large six seat breakfast bar and is fitted with an attractive range of modern cream high gloss floor and wall units incorporating drawers and cupboards, contrasting worktops with tiled splashback and an integrated single drainer sink unit. There are integrated appliances including an electric oven/grill and 4 ring halogen hob with cooker hood over, plus space and plumbing for a washing machine and space for an upright fridge/freezer.

**BEDROOM ONE** | Three pointed arch small paned sash windows enjoying a front aspect with views across the parkland to the surrounding hills of the Bannau Brycheiniog National Park, radiator, television aerial point, large built in double wardrobe and large built in single wardrobe, door to en suite.

**EN SUITE** | Attractively fitted with a modern suite in white with chrome fittings and complimentary tiling to the walls, corner step in shower cubicle with curved glazed sliding doors and thermostatic shower unit with rainfall and flexi hose shower heads, low flush toilet with concealed push button dual flush cistern, freestanding vanity wash hand basin unit with mixer tap and back lit wall mirror over, electric shaver point, radiator, chrome towel rail, inset ceiling downlighters and extractor fan.

**BEDROOM TWO** | Four, two meter high small paned sash windows enjoying a rear aspect over parkland including one of the pavilions, radiator, two large built in double wardrobes, wood effect laminate flooring.

## **OUTSIDE**

The apartment enjoys the benefit of extensive communal gardens and original Victorian Pavilions which contribute so much to the attractive parkland style setting and pleasant environment of Parc Pen Y Fal. The gardens include a mixture of gravel and paved pathways and grassed areas with shrubbery, rose trellis and hedgerow borders. Allocated parking numbered 4X and additional visitor parking is also available.

## **GENERAL**

**Tenure** | We are informed the property is Leasehold. The Lease is 999 years from 31<sup>st</sup> March 2003 with 978 years remaining. Intending purchasers should make their own enquiries via their solicitors.

**Ground rent** | £247 per annum.

**Service charge** | £6,000 per annum which includes: - Gas usage (rebate is issued for under use), water usage and sewage, building insurance, gas boiler yearly service, fire alarm system and maintenance,

intercom system and maintenance, grounds upkeep and exterior lighting, parking area upkeep and lighting, exterior window cleaning, exterior painting & maintenance, entrance and stair cleaning and lighting.

**Services** | Mains gas, electric, water and drainage are connected.

**Council Tax** | Band E (Monmouthshire County Council)

**EPC Rating** | Band D

**Flood Risk** | No flood risk from rivers or surface water according to Natural Resources Wales.

**Covenants** | The property is registered with HMLR, Title Number CYM163682. There are restrictive covenants associated with the property.

**Local planning developments** | The Agent is not aware of any planning developments in the area which may affect this property. Refer to Monmouthshire Planning.

**Broadband** | Standard and superfast available. See <https://www.openreach.com/fibre-checker>

**Mobile network** | Vodafone, Three, 02 and EE indoor coverage according to Ofcom.

**Viewing Strictly by appointment with the Agents**

**T** 01873 564424

**E** abergavenny@taylorandcoproperty.co.uk

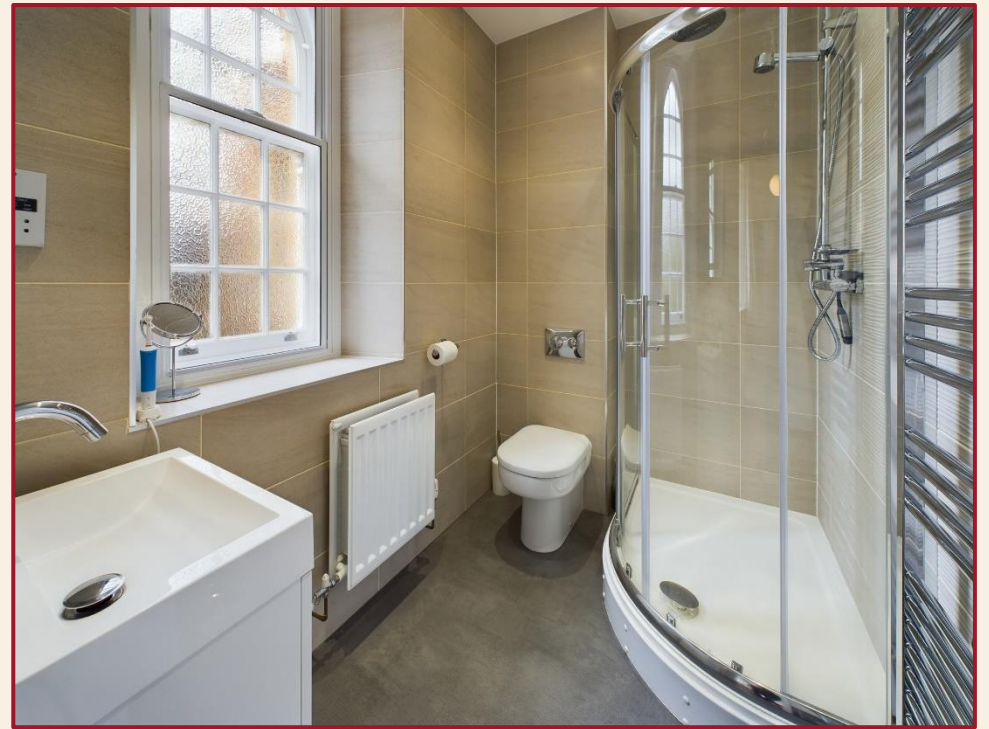
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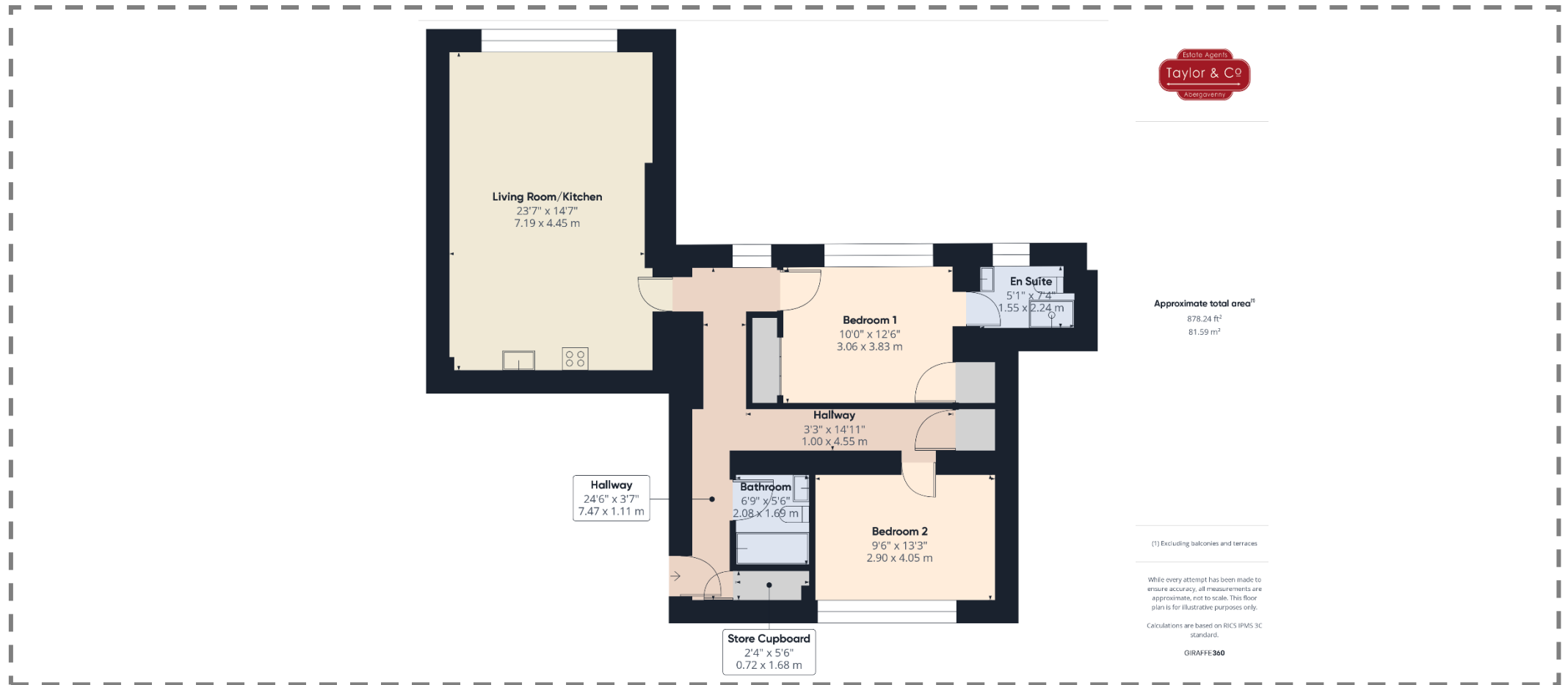








# Floorplan



**THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** Every attempt has been made to ensure accuracy; however these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.