



Brecon Road
Abergavenny, NP7 5UG

Estate Agents
Taylor & Co
Abergavenny

Asking Price
£120,000

Brecon Road

Abergavenny, Monmouthshire NP7 5UG

One bedroom ground floor flat with its own front entrance door in a building with just three other flats | Recently modernised throughout
Split level dual aspect open plan kitchen / living room | Bedroom with twin windows to the side | White shower suite
Neutral decoration throughout | Ideal first time buy
Off street parking
Long 999 year Lease and a Share of Freehold | No connected chain

This one bedroom flat with its own entrance door occupies the rear of a detached period building which contains just three other flats. Situated in a prominent position in the town within walking distance of the high street, shops and cafes, this flat is an ideal first time buy. Refurbished and upgraded by the developer, the flat has its own front door accessed via the rear of the building, unconnected from the other flats. Offering modern accommodation, a kitchen with seating space and a white shower suite with electric heating, this flat will have a new 999 year lease and a share of the freehold when the last remaining flat is sold. When parking is at a premium in the town, there is a residents' parking area at the rear, plus the added benefit of no connected chain with the sale of this home.

SITUATION | This property enjoys a prime central setting within walking distance of the town centre and within easy access of doctors' and dentist surgeries, Linda Vista Gardens, the cricket ground, tennis and bowls clubs, as well as country walks along the River Usk and the Monmouthshire & Brecon Canal.

Abergavenny has a comprehensive range of shopping and leisure facilities, including a wide selection of individual boutique style shops, grocery and newsagent stores, a Waitrose store, a Tesco Metro, Aldi and many well-known high street shops. Abergavenny also hosts a market several times a week in its famous Market Hall. The town has its own cinema, theatre and leisure centre as well as several restaurants for evening entertainment.

Abergavenny railway station has regular services into central London via Newport, whilst road links at the Hardwick interchange give easy access to the motorway for Bristol, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, Newport, Cwmbran and Cardiff.

ACCOMMODATION

DUAL ASPECT LIVING ROOM | Double glazed entrance door with window to the side, double glazed sash style window to the side aspect, electric radiator. A step leads up to:

KITCHEN | Fitted with cabinets with laminate worktops and tiled splashbacks, inset composite sink unit, inset four ring hob with extractor hood above and single oven beneath, double glazed sash window to the side, cupboard housing meters, wall mounted electric radiator, wall mounted electric consumer unit, A door opens into an inner hallway with motion sensor lighting and access to:

BEDROOM | Double glazed windows to the side aspect inbuilt cupboard, electric radiator.

SHOWER ROOM | Fitted with a white suite to include a shower cubicle, lavatory, wash hand basin in vanity unit, towel radiator, extractor fan.

GENERAL

Tenure | We are informed the property is Leasehold with a new 999 year Lease being granted. When the last remaining flat is sold, the owners will be granted a Share of Freehold.

Services | Mains electric, water and drainage are connected to the property.

Service Charge | Until the last remaining flat is sold, a service charge will be levied for the building development of £4,500 per year and this will be billed according to the

square footage of the various flats so individual billing will be between £300 and £400 per year.

Council Tax | Band B (Monmouthshire County Council)

EPC Rating | Band D

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

Covenants | The building is Freehold and registered with HMLR, Title Number CYM206846. Each individual flat will require a new registration with HMLR. There are no restrictive covenants associated with the property, for further details, speak to the Agent.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property. But buyers are advised that the building at the rear of this property which adjoins the communal parking area, may be developed in the future.

Broadband | According to Openreach, fibre to the cabinet and a copper wire connection are available in the area.

Mobile network | According to Ofcom, there is likely indoor coverage for Three, and limited coverage for Vodafone, O2 & EE.

Viewing Strictly by appointment with the Agents

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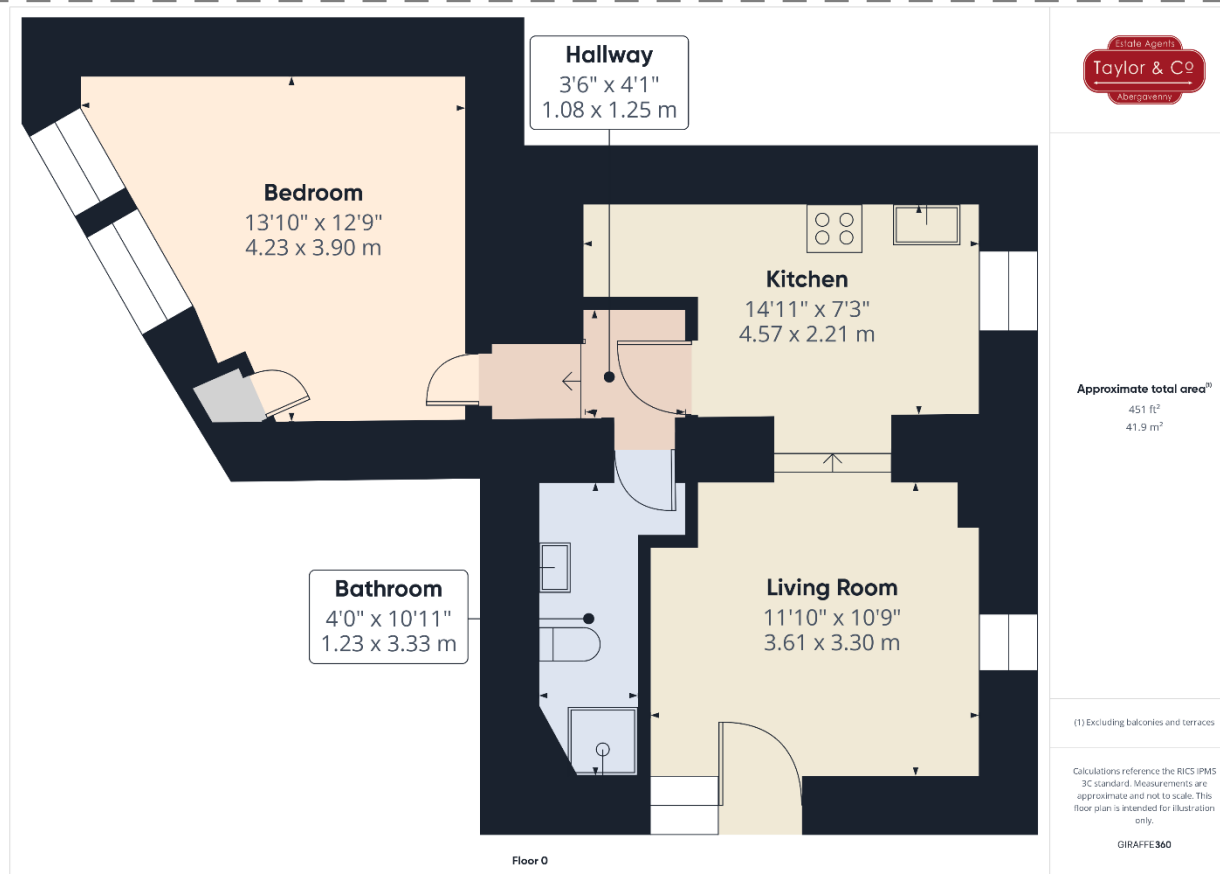
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