



20 Brecon Road  
Abergavenny, NP7 5UG

Estate Agents

Taylor & Co

Abergavenny

Asking Price  
£115,000

# 20 Brecon Road

## Abergavenny, Monmouthshire NP7 5UG

One bedroom ground floor flat with its own front entrance door in a Grade II Listed building | Modernised throughout  
Centrally placed in the market town of Abergavenny with the town centre, pubs & restaurants within walking distance  
Spacious open living room | Kitchen | White shower suite  
Residents off street parking at the rear of the property  
Ideal first time buy | Long 999 year Lease and a Share of Freehold | No connected chain

**This a residential conversion of part of the ground floor of a period Grade II Listed building positioned in the centre of the bustling market town of Abergavenny. Offering modern and spacious accommodation, a shaker style kitchen and a white shower suite with electric heating, this one bedroom ground floor flat will have a new 999 year lease to commence on purchase 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 is 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

**PAVEMENT FRONTED** | Part glazed panelled door with privacy glass opens into:

**KITCHEN/ RECEPTION ROOM** | Broad and tall glazed windows to the front with privacy perspex screen fitted to the inside, electric radiator, consumer unit, cupboard housing meters, open to:

**KITCHEN** | Fitted with cream colour wash shaker style units with wooden worktops over and tiled splashbacks, inset sink unit, inset four ring hob with extractor hood above and single oven beneath, spot track to the ceiling.

**BEDROOM** | Double glazed sash style window to the rear aspect, electric radiator.

**SHOWER ROOM** | Fitted with a white suite to include a shower cubicle, lavatory, wash hand basin in vanity unit, ladder towel radiator, double glazed sash style window, extractor fan.

### GENERAL

**Tenure** | The building is held on a Freehold Title reference CYM206844. 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 flat per year.

**Council Tax** | Not currently assessed (Monmouthshire County Council)

**EPC Rating** | Band D

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

**Covenants** | There are 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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**Reference** AB496







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