



20A Brecon Road
Abergavenny, NP7 5UG

Estate Agents

Taylor & Co

Abergavenny

Asking Price
£135,000

20A Brecon Road

Abergavenny, Monmouthshire NP7 5UG

Two bedroom first floor flat 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 plan living room & kitchen | White shower suite
Hillside views | Residents off street parking at the rear of the property | Staircase to the upper floors
Ideal first time buy or investment property | Long 999 year Lease and a Share of Freehold | No connected chain

This modernised two bedroom flat enjoys views towards the Skirrid Fawr and the Deri to the front and the Bloreng to the rear and occupies the first floor of a period Grade II property which is centrally placed within the market town of Abergavenny. Offering spacious accommodation, a modern kitchen and a white shower suite with gas central 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

A communal entrance hall with stairs to the upper floors leads to:

PRIVATE ENTRANCE HALL | Door entry intercom system, airing cupboard housing Ideal gas central heating boiler, electricity consumer unit.

LIVING ROOM / KITCHEN | A large open plan space with three arch bay windows to the front aspect fitted with sash windows and a further sash window offering an outlook towards the Skirrid Fawr and the Deri, radiator, carpeted floor to the living area.

KITCHEN AREA | The kitchen is fitted with a range of shaker style cabinets in a cream colour wash finish with contrasting wood style laminate worktops over and matching upstands, inset sink unit, inset hob with extractor above and single oven beneath, spot track to ceiling.

BEDROOM | Double glazed window to the rear aspect with a view to the Bloreng, radiator.

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

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, gas, 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 E

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

T 01873 564424

E abergavenny@taylorandcoproperty.co.uk

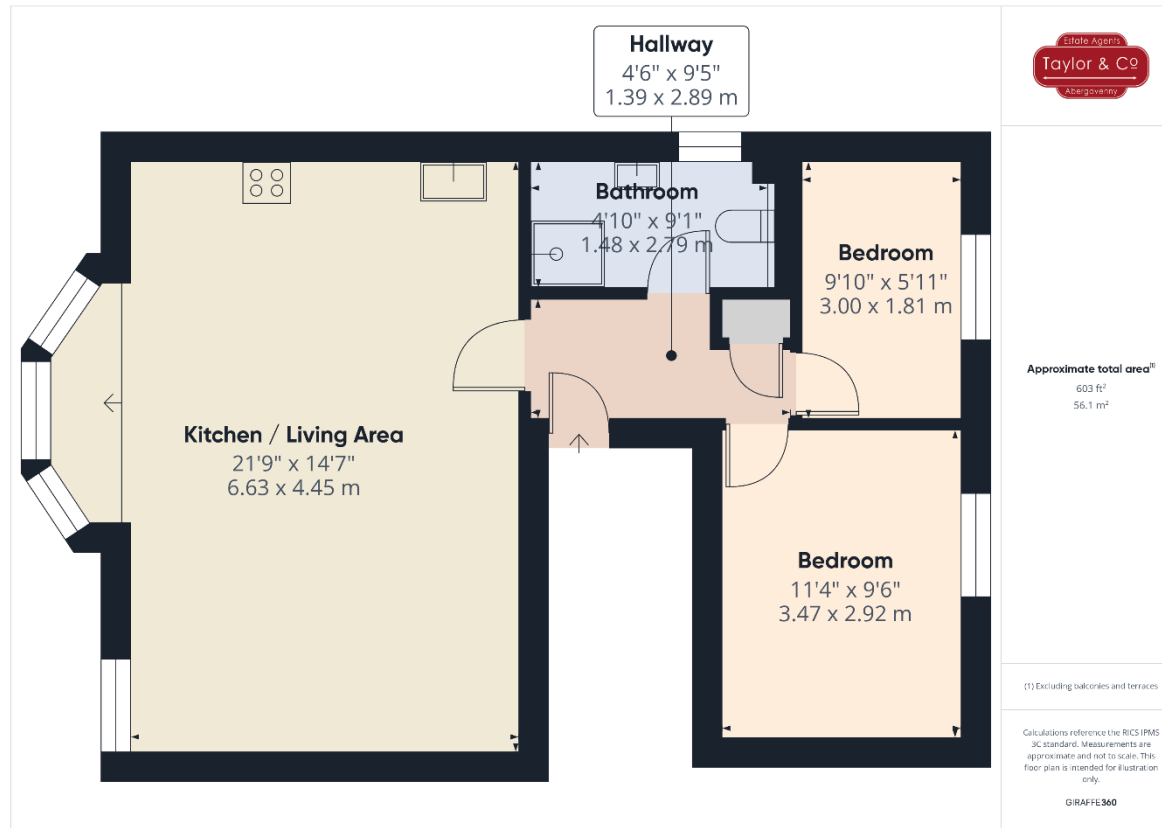
Reference AB497



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