



20B Brecon Road  
Abergavenny, NP7 5UG

Estate Agents

Taylor & Co

Abergavenny

Asking Price  
£135,000

# 20B Brecon Road

## Abergavenny, Monmouthshire NP7 5UG

Two bedroom second 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 two bedroom flat occupies the second floor of this period Grade II Listed building which is centrally placed within the market town of Abergavenny. Modernised throughout, this flat enjoys elevated views to the Deri and the Skirrid Fawr to the front and the Blorenge at the rear and offers spacious accommodation to include a shaker style kitchen and a white shower suite with gas central heating. A new 999 year lease will commence when the flat is purchased with a share of the freehold available 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, electricity consumer unit, airing cupboard housing Ideal boiler.

**OPEN PLAN KITCHEN / LIVING SPACE** | Three arched bay windows to the front aspect enjoying a view towards the Deri and the Skirrid Fawr, two radiators, carpet to the living area. The kitchen is fitted with a range of shaker style units in a cream colour washed finish with contrasting wood style laminate worktops over and matching upstands, inset sink unit, inset hob with extractor hood above and single oven beneath, spot track to ceiling.

**BEDROOM ONE** | Double glazed window to the rear aspect with a view of the Blorenge, radiator.

**BEDROOM TWO** | Double glazed window to the rear aspect with a view of the Blorenge, velux skylight, radiator.

**SHOWER ROOM** | Shower cubicle, wash hand basin in vanity unit, lavatory, 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 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.

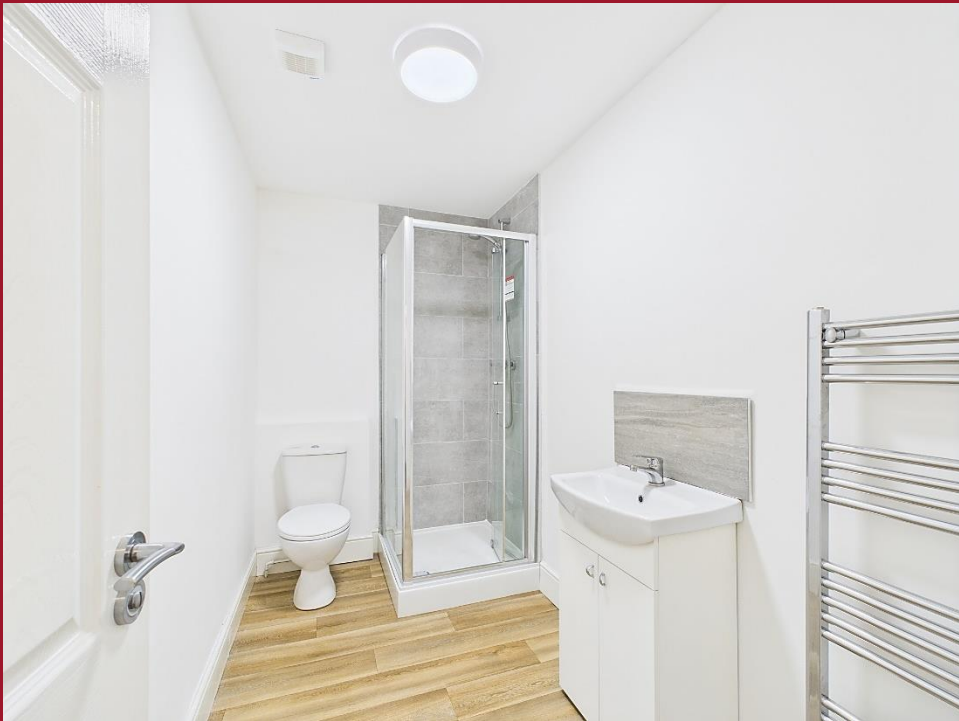
**Mobile network** | According to Ofcom, there is likely indoor coverage for Three, and limited coverage for Vodafone, O2 & EE.

**Viewing Strictly by appointment with the Agents**

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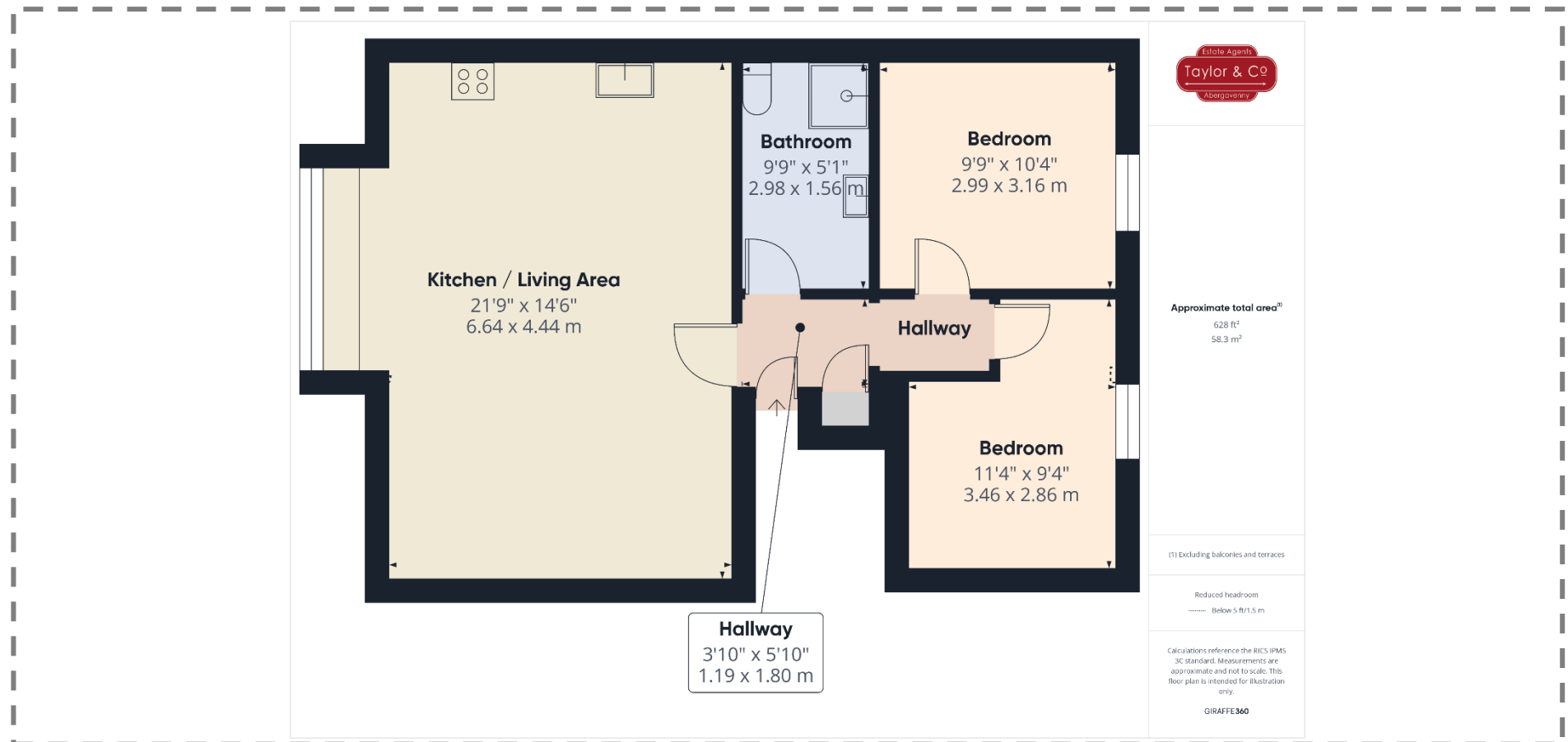
**Reference** AB498



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