



Estate Agents

Taylor & Co

Abergavenny

Sarno Square  
Abergavenny NP7 5JT

Asking Price  
£220,000

# Sarno Square

Abergavenny, Monmouthshire NP7 5JT

Exceptional, two double bedroomed, two bathroom, second floor penthouse apartment of about 1100 ft<sup>2</sup>/102m<sup>2</sup> enjoying 10' high ceilings  
Impressive 580ft<sup>2</sup>/53m<sup>2</sup> triple aspect lounge / kitchen / diner / study bathed in light from extensive arched windows offering a bird's eye view of the Blorenge  
Range of integrated kitchen appliances | White bath and shower suite  
Spacious reception hallway with study area | Secure door entry system & intercom | Manicured park like gardens featuring the original Victorian Pavilions  
Annual service charge includes water, contribution to gas, plus buildings insurance  
Walking distance to town centre, bus & railway stations | Allocated and visitors' parking | No onward chain

**This extraordinary two double bedroom, two bathroom penthouse apartment is approached via an individual staircase from the second floor and given its elevation at the top of this iconic building, affords an uninterrupted bird's eye view towards the Blorenge in the far distance. Exceptionally large, generously proportioned, and spacious with ceiling heights of more than 10', this grand apartment has an overall size of just over 1100 ft<sup>2</sup> / 102m<sup>2</sup> and features an impressive triple aspect lounge / diner / kitchen / study, on its own measuring a considerable size of about 580 ft<sup>2</sup> / 53 m<sup>2</sup>. This open plan space is bathed in natural light from its tall arched windows and is a great reception space for entertaining family and friends.**

**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 no onward chain, 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 buyers looking to settle in the town full time, or those just seeking a base from which to explore the wider area.**

**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. Train journey to London Paddington is

only a 2 hr 30 mins commute. For car travel nearest 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

**COMMUNAL HALL** | Communal entrance door with secure door intercom opens into communal entrance hall with staircase to upper floors. This penthouse apartment enjoys an individual staircase linking itself only to the second floor. From the staircase, a door opens to:

**PRIVATE RECEPTION HALLWAY** | An entrance door opens into a spacious reception hallway with high level ceiling and an arched sash window with a fantastic outlook towards the Blorenge. The hallway is large enough to accommodate a study space. A door opens into:

**OPEN PLAN LOUNGE / KITCHEN / DINER** | This truly impressive triple aspect entertaining space has an overall size of approximately 580sqft / 53.56sqm and boasts high ceilings of more than 10'. The room is bathed in natural light from four arched windows to the front aspect commanding a bird's eye view towards the Blorenge and two further arched sash windows to either side with an outlook over the communal grounds, making this a very spacious and special room from which to entertain friends & family. The room is arranged to incorporate separate living – dining - kitchen - study areas in one large space. The kitchen area has a free standing island unit which neatly segregates the kitchen

from the reception space and comprises a range of fitted cabinets with complementary door furniture and contrasting laminate worktops with tiled splashbacks, two inbuilt wine racks, inset sink unit, inbuilt double oven with grill, integrated fridge/freezer, plus dishwasher and washing machine, hob with extractor hood above and over counter lighting.

**From the hallway, panelled doors lead to:**

**BEDROOM ONE** | Two sash windows offering a view over the communal gardens, high level ceiling, fitted wardrobes. Door to:

**EN-SUITE SHOWER ROOM** | Fitted with a white suite to include a shower cubicle, wash hand basin, lavatory, shaver point, extractor fan, partly tiled walls, obscured sash window.

**BEDROOM TWO** | High level ceiling with arched sash windows providing a view towards the Blorenges, inbuilt wardrobe.

**BATHROOM** | A generously sized bathroom fitted with a white suite to include a panelled bath with overhead shower attachment, lavatory, wash hand basin, shaver point, extractor fan, two sash windows, linen cupboard housing hot water cylinder with time control unit and shelving.

## OUTSIDE

**COMMUNAL GARDENS** | The apartment has 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 (W4) and visitor parking is also available.

## GENERAL

**Tenure** | We are informed the property is Leasehold with a 999-year lease commencing 31<sup>st</sup> March 2003, 979 years remaining. Intending purchasers should make their own enquiries via their solicitors.

**Service Charge** | £5,771.76 per annum which includes buildings insurance, grounds maintenance, water, and gas central heating (please note that the gas element of the service charge is metered and pre-paid and covers up to a certain amount, under use is refunded).

**Ground Rent** | £247 per annum. Next review is 2045.

**Services** | Mains electric, communal gas supply, water and drainage are connected to the property.

**Council Tax** | Band E **EPC Rating** | Band D

**Flood Risk** | Very low flood risk from rivers or surface water according to Natural Resources Wales.

**Covenants** | The property is registered with HMLR, Title Number CYM170041. There are restrictive covenants associated with the property, for further details, speak to the Agent. Buyers are advised that pets are not allowed.

**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** | Fibre to the cabinet and copper wire connection are available to the property.

**Mobile network** | 02, Three, EE, Vodaphone indoor coverage.

**Viewing Strictly by appointment with the Agents**

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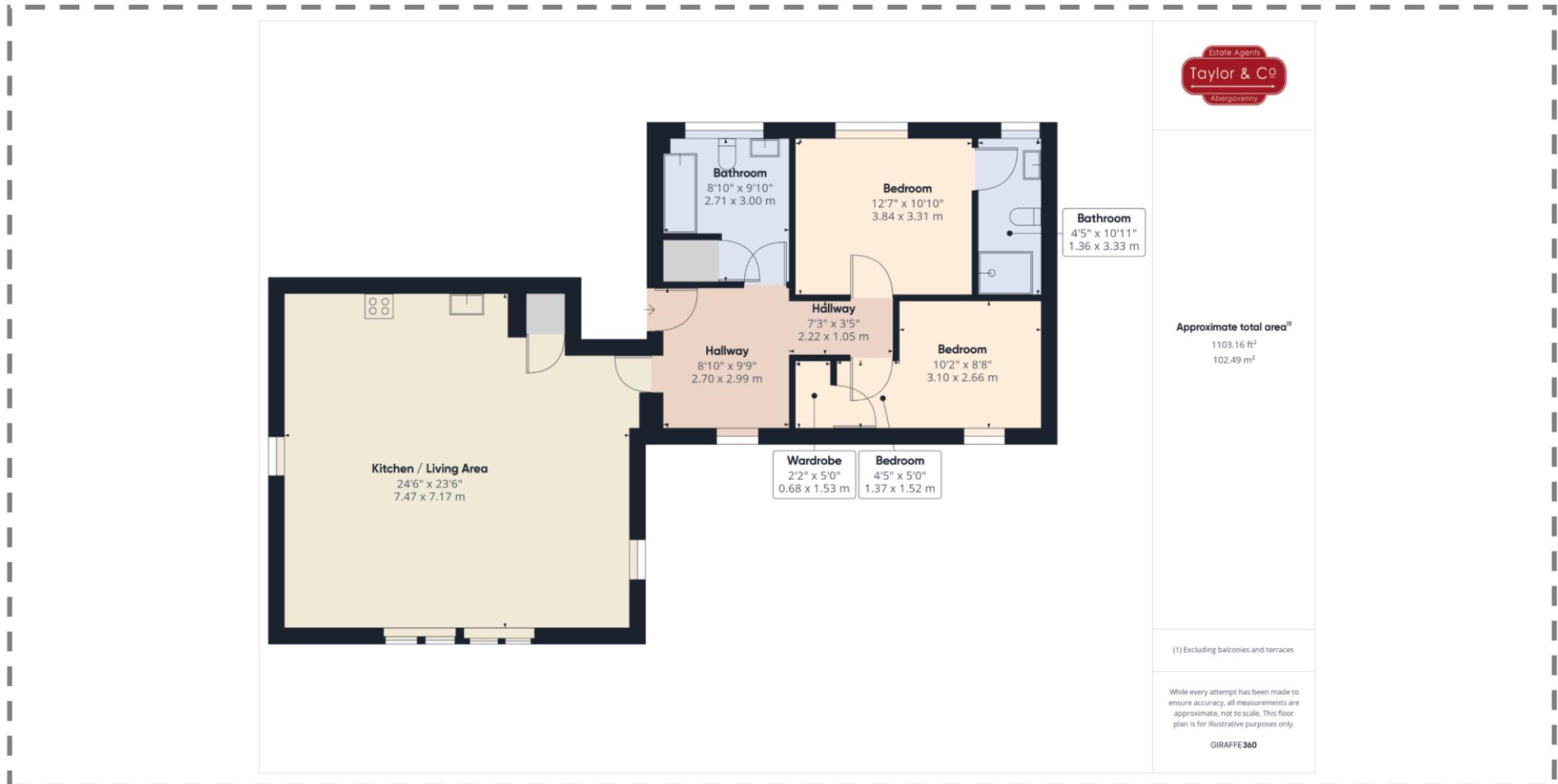
**Reference** AB353







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**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.