



Estate Agents

Taylor & Co

Abergavenny

Osborne House

Lower Monk Street, Abergavenny, NP7 5JQ

£369,950



Osborne House

Osborne Court, Lower Monk Street, Abergavenny, NP7 5JQ

Prominent central town location in conservation quarter | Walking distance of High Street, Bailey Park, Market Hall & Borough Theatre
Sought after Grade II Listed town residence | Three bedroom ground floor apartment | Generous accommodation of just over 1000 sq ft
Character features blended with modern enhancements | A beautiful home that must be seen to be appreciated
Two bath/shower rooms | Spacious dual aspect lounge/diner opening to a modern fitted kitchen | Allocated parking for two vehicles

Beautifully presented and located in a prime position at the very heart of the internationally famous market town of Abergavenny, is this grand three bedroom ground floor apartment, situated in a much sought after Grade II Listed development in the centre of the conservation quarter. Occupying a substantial part of the ground floor, the apartment presents to three sides of this historic 18th Century Residence and enjoys generous proportions extending to over 1000 sq ft, high ceilings and character features including a grand porch with Tuscan columns, sash windows, cornice ceilings, picture rails and an original fireplace to one of the bedrooms.

The apartment is splendidly arranged with private pedestrian doors opening into an entrance vestibule from the front street with double part glazed doors leading to a superb central reception hallway with tiled floor and providing access to a communal entrance hall to the rear. The hallway opens to a spacious dual aspect lounge/diner and kitchen to one wing and to the other, to the three bedrooms and the two bathrooms, one of which is en-suite.

The apartment has been the subject of considerable improvement works in recent years and benefits from two modern white bath/shower suites, a modern fitted kitchen with integrated appliances, redecoration and new carpets to the bedroom and hallway, plus allocated parking for two vehicles.

SITUATION | Osborne Court enjoys a central setting within walking distance of the town centre. Just a stone's throw away are all the services and amenities one would expect of a thriving town centre. Abergavenny boasts a comprehensive range of shopping and leisure facilities, including a wide selection of individual boutique style shops, grocery and newsagent stores, supermarkets and many well-known high street shops. Abergavenny also hosts a market several times a week in the historic Market Hall which is just a short walk away. The town has its own highly regarded theatre, cinema and leisure centre as well as several restaurants and bistros for evening entertainment.

Abergavenny railway station is under 1 mile away and has regular services into central London and Bristol via Newport, whilst road links at the Hardwick roundabout give easy access to the motorway for Bristol, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, Cwmbran and Cardiff. The town's bus station is located close-by and is accessed easily via the courtyard adjacent to St Mary's Church.

ACCOMMODATION

ENTRANCE VESTIBULE | Entered via a grand porch with Tuscan columns, entablature and triglyphs, and pilaster to door surrounds. Original basket arch doorway with 6 panel door and fanlight above, coved ceiling, picture rail, tiled floor, built in cloaks cupboard. A set of partly glazed double doors with windows to either side and courtesy windows above opens into:

RECEPTION HALLWAY | A most generous and welcoming hallway with a cornice ceiling, picture rail, door intercom, ceiling mounted mains operated smoke alarm, tiled floor, radiator, electricity consumer unit. A secure door to the rear of the hallway provides access to the **communal entrance hallway** with stairs to the upper floor, a door to outside and to a communal cellar providing useful additional storage space.

FROM THE RECEPTION HALLWAY, A PANELLED DOOR OPENS INTO:

DUAL ASPECT LOUNGE/DINING ROOM | Three sash windows with secondary glazing, cornice ceiling, picture rail, radiator. A panelled door opens from the Lounge into:

KITCHEN | Fitted with an attractive range of modern wall and base level units with complementary door furniture to include various storage cabinets and drawers, contrasting worktops with matching splashback surrounds and over counter lighting,

inset four ring gas hob with extractor hood above and electric oven beneath, inset sink unit with mixer tap. Inbuilt full height fridge/freezer, integrated dishwasher and space for washing machine, inset spotlights to the ceiling, extractor fan, sash window with secondary glazing, radiator, tiled floor.

An archway from the Reception Hallway leads to an inner Hallway providing access to the bedroom accommodation and bathrooms. A large storage cupboard providing useful hanging space and further large storage cupboard.

BEDROOM ONE | Double glazed sash window to the side aspect with deep sill, picture rail, radiator. A panelled door opens into:

EN-SUITE SHOWER ROOM | Fitted with a white suite comprising a large corner shower cubicle with thermostatic shower mixer within, vanity wash basin, lavatory, inset spotlights, partly tiled walls, extractor fan, chrome towel rail/radiator.

BEDROOM TWO | Sash window with secondary glazing to the front aspect, picture rail, original stone fireplace with stone lintel above, radiator, built in double wardrobe, panelled door.

BEDROOM THREE | Sash window with secondary glazing to the front aspect, picture rail, radiator, panelled door.

BATHROOM | Fitted with a white suite to include a panelled bath, lavatory, pedestal wash basin, shaver point, inset spotlights, partly tiled walls, radiator, extractor fan, cupboard housing Baxi gas central heating boiler (serviced Apr '25).

OUTSIDE

Garden area, communal bin store, allocated parking for two vehicles.





GENERAL

Tenure | We are informed the property is Leasehold. Intending purchasers should make their own enquiries via their solicitors. The Lease is for 999 years, commencing on 1st February 2003.

Service Charge & Maintenance Costs | The service charge is payable quarterly in advance and for the year 2025/2026, the full year charge was £2,200.00

Ground Rent | Peppercorn

Services | Mains water, electricity, gas and drainage.

Council Tax | Band F

EPC Rating | D

Viewing Strictly by appointment with the Agents

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Reference AB539

PLANS AND PARTICULARS The particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of Taylor and Co or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.