



Estate Agents

Taylor & Co

Abergavenny

Osborne Court

Lower Monk Street, Abergavenny, NP7 5JS

Asking Price

£195,000

Osborne Court

Lower Monk Street, Abergavenny, Monmouthshire NP7 5JS

Prominent central town location in the conservation quarter | Walking distance of the high street, Bailey Park, Market Hall & Borough Theatre
Sought after apartment development in attractive surroundings | Ideal investment purchase for primary residence or second home
Two bedroom first floor apartment with lift service | spacious lounge/diner with sash style double glazed windows | fitted kitchen with integrated appliances
White shower room suite | allocated parking adjacent to main entrance door | No onward chain

This two bedroomed apartment is situated on the first floor of Osborne Court, an enduringly popular development in the heart of the conservation area in the much sought after Monmouthshire market town of Abergavenny, a favoured location on the edge of the Brecon Beacons National Park with the fashionable high street bustling with cafes and bistros as well as transport links all just moments away.

Osborne Court sits in a mixed development of apartments, small mews style cottages and a smaller number of apartments in the Georgian Grade II Listed Osborne House located next to this apartment and all in all, it provides for an attractive and well placed residential location. The apartments are sought after by a variety of buyers due to their proximity to the town centre and the availability of allocated parking.

This apartment is situated in a popular spot on the development, desirable for being at the rear of the building and benefitting from an allocated parking space adjacent to the front door with the bin store just a few steps away. These apartments are generally favoured for their lift service, double glazed sash style windows and gas supply to the building, all of which are unusual in this type of complex.

The apartment is of a good size with a central hallway opening to a living room with kitchen off, a double and a single bedroom, a white shower room suite and two cupboards in the hall which are extremely useful for additional storage.

SITUATION | Osborne Court enjoys a central setting, 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.

The town 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 pubs 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

COMMUNAL ENTRANCE HALLWAY | Secure door entry intercom, staircase and lift to upper floors.

PRIVATE ENTRANCE HALLWAY | Entrance door, secure door entry intercom phone, electricity consumer unit, smoke alarm, cloaks cupboard providing useful storage space with hanging rail, further cloaks cupboard. From the hallway, panelled doors open into:

LIVING ROOM/DINING ROOM | Two double glazed sash style windows to the front aspect enjoying a view towards the Little Skirrid, two ceiling lights, radiator, central heating

thermostat control, room for table and chairs, panelled door opens to:

KITCHEN | Fitted with a range of wall and base level units in a limed oak effect finish with matching door furniture to include drawers and storage cupboards, contrasting laminate worktops with tiled splashbacks, inset sink unit with mixer tap, inset four ring gas hob with extractor hood above, integrated electric oven, space for washing machine, integrated full height fridge/freezer, cupboard housing 'Ideal' gas central heating boiler, sash style double glazed window to the side, inset spotlights, wall mounted extractor fan, radiator, tiled floor.

BEDROOM ONE | double glazed sash style window to the front aspect, radiator, built in wardrobes, panelled door.

BEDROOM TWO | double glazed sash style window to the side aspect, built in wardrobe with mirror fronted doors, radiator, panelled door.

BATHROOM | Fitted with a white suite and wet room style sealed floor with walk in shower area and thermostatic shower unit with shower curtain, vanity wash hand basin, lavatory, partly tiled walls, ladder style radiator/towel rail, wall mounted extractor fan, panelled door.

OUTSIDE

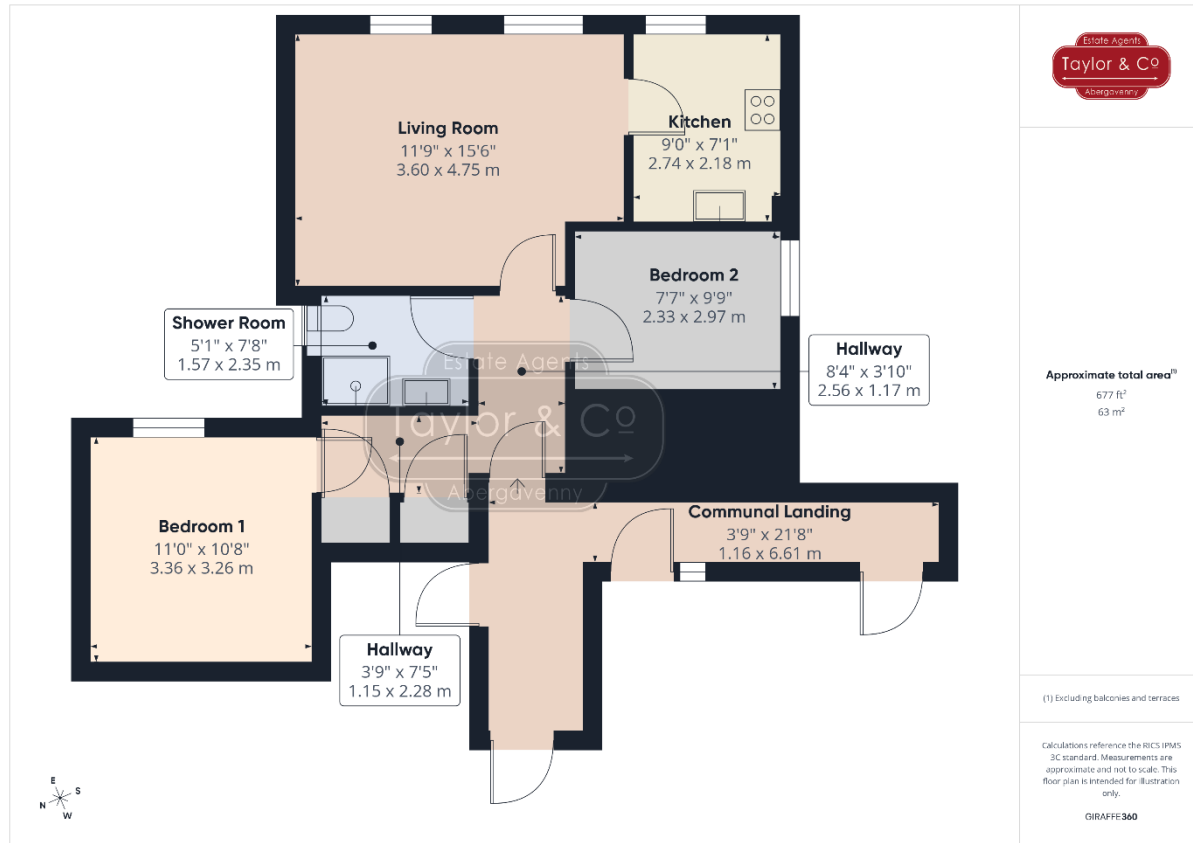
Garden area, communal bin store, allocated parking for one vehicle.



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GENERAL

Tenure | We are informed the property is Leasehold. Intending purchasers should make their own enquiries via their solicitors.

The Lease is for 125 years, commencing on 1st February 2003.

Service Charge & Maintenance Costs | The service charge is payable quarterly in advance and is currently £532.37 per ¼.

Council Tax | Band D (Monmouthshire County Council)

EPC Rating | Band C

Viewing Strictly by appointment with the Agents

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Reference AB541

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.