



Flat 3, Nevill Street
Abergavenny, NP7 5AD

Estate Agents
Taylor & Co
Abergavenny

Asking Price
£150,000



Flat 3, Nevill Street

Abergavenny, Monmouthshire NP7 5AD

Two bedroomed first floor apartment in a central position in Abergavenny | Occupies part of an attractive Grade II Listed building in a pedestrianised area
Ideal primary residence or second home | Walking distance to High Street, pubs, and restaurants
Arranged over two levels with generously proportioned rooms | Large living room with ornamental cast iron fire grate | Fitted kitchen
New 999 year lease | Recently redecorated and new heating system installed | Offered to the market with no onward chain

This two bedroomed, first floor apartment occupies part of a Grade II Listed former Gentry House, noted in Cadw records for its historical interest. This attractive building is in a central position in the very heart of the pedestrian quadrant of Abergavenny, a vibrant and thriving ancient market town on the borders of the Bannau Brycheiniog – Brecon Beacons – National Park. The building is arranged over three floors, the two upper floors comprising four apartments. This generously proportioned apartment is presented with a neutral décor throughout, and a modern kitchen and white bathroom suite. The living room has an ornamental grate, and the kitchen is fitted with a good range of Shaker style cabinets. The two bedrooms are served by a white bathroom suite.

The apartment is offered to the market with no onward chain.

SITUATION | The town centre of Abergavenny offers comprehensive leisure and shopping amenities including individual boutique style shops, eateries and restaurants, grocery and newsagent stores, supermarkets, and a plethora of well-known high street shops. The town is particularly well served by schools for all ages at both primary and secondary level. The area is internationally favoured as a foodie haven as well as an ideal base for professional and amateur leisure pursuits. There are many sports clubs and activities in the area including rugby, football, tennis, bowls and swimming and of course, cycling at both an amateur and a professional level can be found close-by.

Abergavenny also hosts a market several times a week. The town has its own cinema and leisure centre as well as several eateries for evening entertainment. Abergavenny railway station is very accessible whilst road links at the Hardwick roundabout give easy access to the motorway and "A" routes to Cwmbran, Cardiff, and Merthyr Tydfil and further afield to the M4 and the Midlands.

Reference AB293

ACCOMMODATION

From the first floor of the main building the flat is approached via a first floor external landing to a shared lobby with flat 4.

ENTRANCE HALL | Private entrance door from the shared lobby, walk in storage cupboard housing hot water cylinder, electric radiator.

BATHROOM | White suite comprising a panelled bath with electric shower unit over and tiled surround, pedestal wash hand basin with mixer tap, lavatory, extractor fan.

INNER HALLWAY | Electric storage heater, ceiling mounted mains operated smoke alarm, access to bedrooms, bathroom, living room and kitchen.

LIVING ROOM | Sash window overlooking Nevill Street to the front, electric storage heater, ceiling mounted mains operated smoke alarm, ornamental fire surround.

KITCHEN | Fitted base and wall units, contrasting worktops, inset stainless steel one and a half bowl single drainer sink unit, built in electric oven, 4 ring halogen hob and cooker hood, washing machine, space for upright fridge/freezer, sash window, electric storage heater, space for breakfast table and chairs.

BEDROOM TWO | Sash window overlooking pedestrian Nevill Street, ceiling mounted mains operated smoke alarm, electric storage heater.

BEDROOM ONE | Sash window overlooking pedestrian Nevill Street to the front, ornamental fire grate, electric storage heater, ceiling mounted mains operated smoke alarm.

GENERAL

Tenure | We are informed the property is Leasehold. A new Lease will be created on purchase for a term of 999 years. Intending purchasers should make their own enquiries via their solicitors.

Ground Rent | £1 per annum

Service Charge | Current annual charge £800 to include maintenance of fire alarm and lighting in communal areas, plus buildings and fire insurance cover. Any additional maintenance of the building will be charged at 15% of the total cost.

Services | Electric heating system, mains water and drainage.

Council Tax | Band C (Monmouthshire County Council)

EPC Rating | Band D

Flood Risk | No flood risk from rivers or surface water according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number CYM388445. There are no 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. Refer to Monmouthshire Planning.

Broadband | Fibre is connected to the cabinet, according to Openreach.

Mobile network | 02, Three, EE, Vodafone indoor coverage. According to Ofcom.

Viewing Strictly by appointment with the Agents

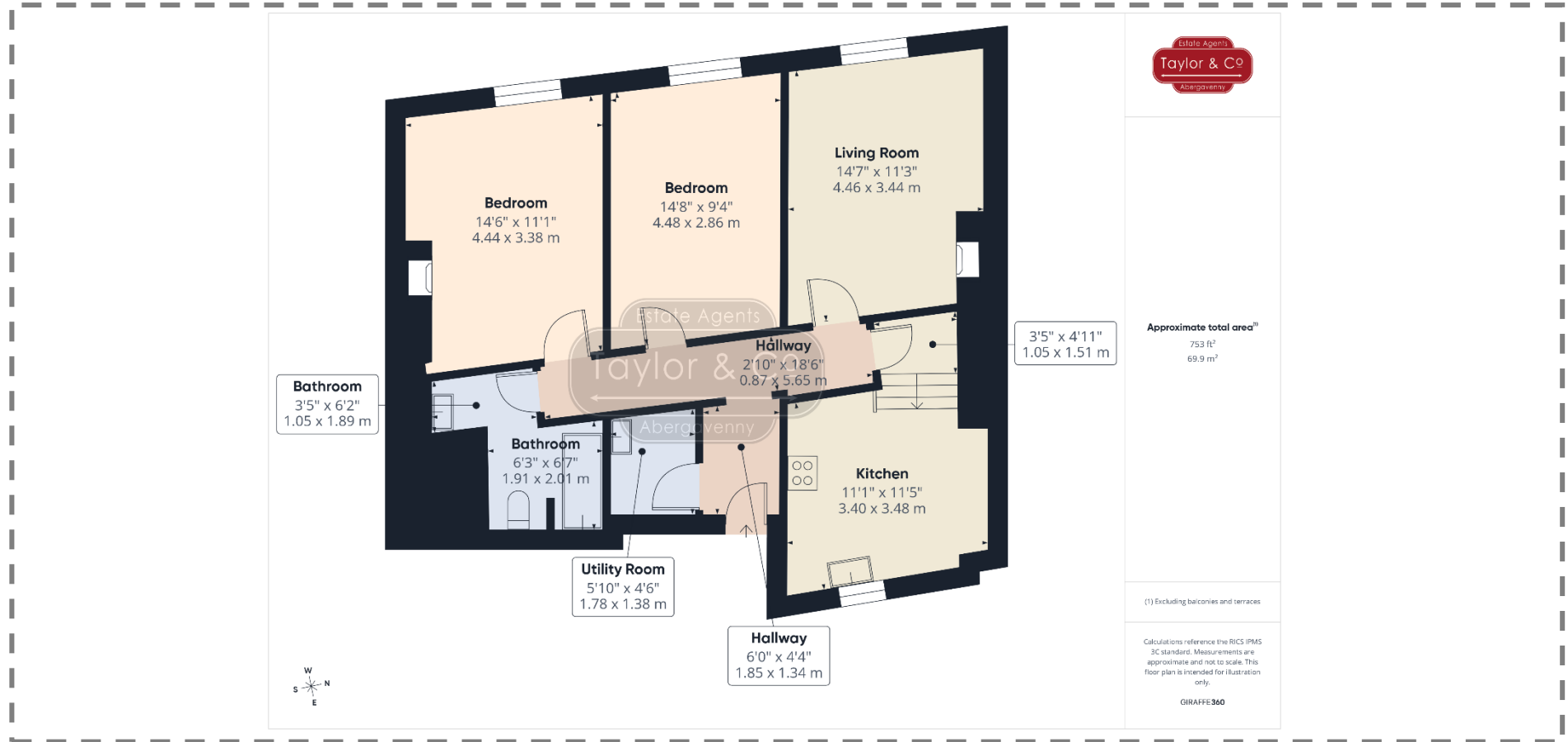
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