



FOR SALE

- Two Bedrooms
- Modern Bathroom
- Good Sized Sitting Room
- Fitted Kitchen
- Ideal Town Centre Location
- Over 55's only

KINGSMEAD COURT

Off Monnow Street, Monmouth NP25 3PT

£175,000

A spacious second floor two bedroom apartment with an age restriction of over 55 years. This apartment is conveniently located at the southerly end of Monmouth Town and near to Waitrose, the Bus Station and all amenities.

SITUATION

Conveniently located at the bottom of Monnow Street close to Castle Gate doctors surgery, Waitrose and the bus station. Monmouth offers a comprehensive range of amenities with both local and nationwide shops and restaurants to include Marks & Spencer and Waitrose. Monmouth town boasts exceptionally impressive schooling, both junior and senior, including the renowned Haberdashers Schools Monmouth comprehensive both within walking distance. The town of Monmouth is situated on the river Wye amidst the rolling Monmouthshire countryside, whilst offering exceptional major road network links along the A449, towards the M50 in the north and M4 to the south.

ACCOMMODATION

Communal landing shared with apartment 17 and 19, laundry room, staircase and lift access.

HALL

Enter from communal landing via a solid entrance door with letterbox, airing cupboard housing hot water cylinder, storage cupboard, telephone door entry system, loft hatch, electric storage heater.

KITCHEN

Neatly fitted with a modern range of floor and wall units incorporating cupboards and drawers, tiled splashbacks, inset stainless steel sink and drainer unit, integrated fridge/freezer, electric oven and four ring halogen hob with integrated cooker hood over, integrated microwave oven, fully tiled walls and floor, double glazed window, inset ceiling spotlights.

SITTING ROOM

Upvc double glazed window to the front, electric storage heater, TV and telephone points, coved ceiling.

BEDROOM ONE

Eight drawer dressing table, fitted wardrobes, upvc double glazed window to the front, telephone point, electric storage heater, coved ceiling.

BEDROOM TWO

Incorporating built in wardrobe and chest of drawers, upvc double glazed window to the front.

BATHROOM

Modern suite comprising panelled bath with Triton T80i electric shower over, vanity unit incorporating wash hand basin with cupboard beneath, low flush WC, fully tiled walls and floor, electrically heated towel rail, ceiling extractor fan.

OUTSIDE

Kingsmead Court has the additional facilities of attractively landscaped and level communal gardens which provide a pleasant sunny seating area, overlooking the river and distant countryside views including Vauxhall playing fields.

GENERAL

MAINTENANCE CHARGES

£125 per month, covering ground rent, external and communal decorations and maintenance of the building, Insurance, communal electricity, water rates, cleaning and heating of the communal areas, use of the utility room machines, gardening.

OTHER INFORMATION

A guest room is available at a charge of £10 per night. A laundry room is available for residents use with washing machines, tumble driers and drying area. No pets permitted. Each of the 19 apartments owns a share of the management company – Kingsmead Court Flat Owners (Monmouth) Limited. Minimum age restriction 55 years.

TENURE

Leasehold (199 years from 1/1/1987). Intended purchasers should make their own enquiries via their solicitors.

SERVICES

Mains water and drainage, electric storage heaters which were installed three years ago.

COUNCIL TAX BAND : C MONMOUTHSHIRE COUNTY COUNCIL

EPC RATING : TBC

VIEWING

Strictly by appointment with the Agents: DJ&P Newland Rennie. Tel: 01600 712916



PLANS AND PARTICULARS The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. LIG0822. Both plan and 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 DJ&P Newland Rennie 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.