

# Olive Apartment St Mary Street, Monmouth



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This is an exciting opportunity to purchase one of three Grade II listed luxurious properties that have been converted from a former Coaching Inn and recently renovated to an extremely high standard and retaining original features throughout. This Immaculately presented, contemporary and spacious two-bedroom first floor apartment is situated in the centre of town. Offering private off-road parking, an attractive inner courtyard and roof terrace.

**Offers Over £400,000**

Painted rendered exterior with low maintenance cladding, wooden sash and contemporary metal windows. Floors are a combination of engineered oak and ceramic tiling. Internal features include oak faced panelled doors, contemporary styled radiators, low voltage downlighters and high speed broadband. The apartment is fully sound insulated and benefiting from gas central heating.

**From the carpark the entrance is via wrought iron gates into central courtyard which is accessed using video door entry system and key fob. From courtyard under recess and through door into:**

**ENTRANCE HALLWAY: 2.46m x 6.00m (8'1" x 19'8")**

Exclusive to the two apartments with panelled external door out to St Mary Street. Wide contemporary oak staircase with square newels and glass balustrading to upper floors.







#### **FIRST FLOOR LANDING:**

Panelled door into:

#### **ENTRANCE HALLWAY:**

with doors into the following:

#### **BEDROOM 2: 3.70m x 2.45m (12'2" x 8'0")**

Windows at high level into courtyard at the back. Pair of doors into boiler cupboard with sealed system, hot water tank and timer. Wall mounted main gas boiler providing domestic hot water and central heating to radiators throughout. Glazed door out to:

#### **L-SHAPED BALCONY: 3.40m x 1.65m (11'2" x 5'5") ext 2.90m (9'6")**

Overlooking the courtyard. Stainless steel uprights, handrail and glass balustrades. Composite timber decking. Secondary glazed door into main bedroom. Pair of doors into:

#### **OPEN PLAN KITCHEN LIVING AREA:**

#### **LIVING AREA: 5.31m x 5.20m (17'5" x 17'1") reducing to 3.37m (11'1")**

Two windows with window seats to the front and view to St Marys church. Door into cupboard housing the gas meter with consumer unit at high level.

#### **KITCHEN AREA: 6.40m x 4.35m (20'12" x 14'3") Approx**

Two windows to front with window seats and attractive view to the church. L-shaped polished marble worktops with inset one and a half bowl stainless steel sink, mixer tap and Quooker instant hot water tap. Panelled painted cupboards and drawers set under with integrated dishwasher, washing machine, tumble dryer and wine cooler and tall housing unit with Neff double oven as well as microwave above, integrated fridge/freezer. Matching wall units and matching island unit with cupboards and drawers set under polished marble top and inset induction hob, low level extraction unit and pendant lights. An inner hallway into:



#### **BATHROOM:**

White suite comprising corner set bath with mixer valve and adjustable shower head over. Low level W.C. Vanity unit with rectangular basin and mixer tap with Corian top and drawers set under. Fully tiled walls and floor. Shelved recess and extractor fan. Chrome ladder radiator.

#### **MAIN BEDROOM: 5.76m x 3.86m (18'11" x 12'8") average**

Windows to back. Glazed door out to L- Shaped balcony. Door into:

#### **EN-SUITE SHOWER ROOM:**

Triangular in shape, tiling to two walls and floor. White suite with corner shower with mixer valve, fixed rain shower and adjustable shower head. Low level W.C. Wall mounted vanity unit with two bowls pillar mixer tap on Corian top with drawers set under illuminated mirror above.

#### **SERVICES:**

Mains electricity, water, gas and drainage. EPC rating C. Council tax band TBC.

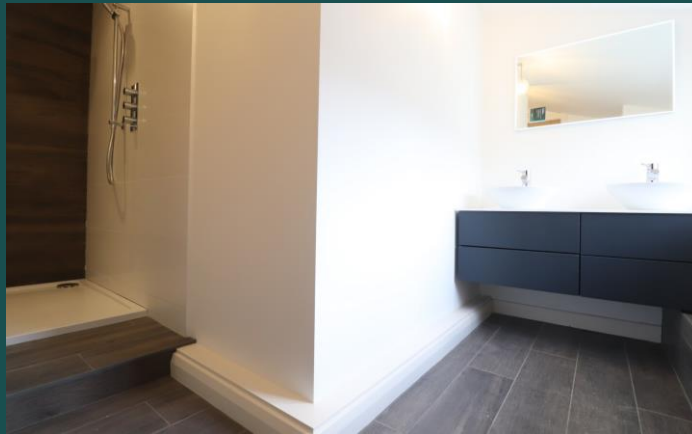
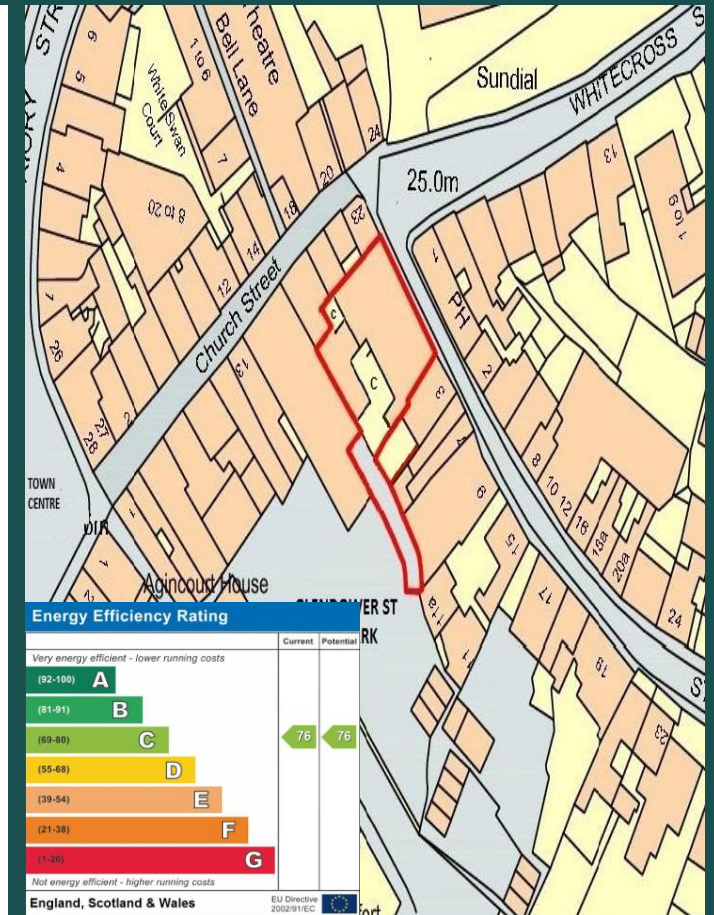
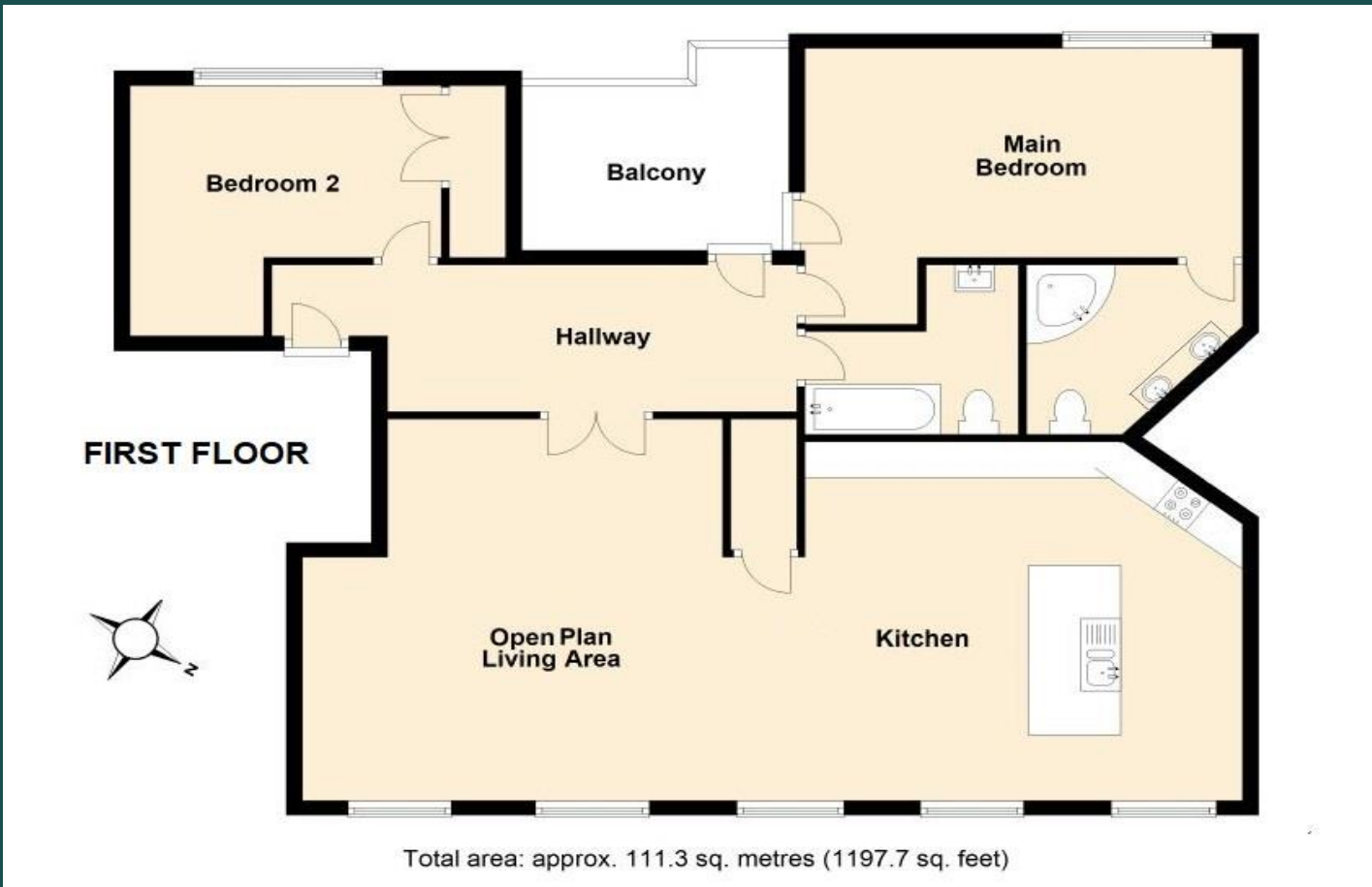
#### **DIRECTIONS:**

From our office, walk down to the end of Church Street and turn right at the end. The entrance door is the third door on the right. The entrance from the upper level of Glendower Street car-park is set in the far right hand corner, down a gentle slope and through white metal gates into the central courtyard.

#### **Roscoe Rogers & Knight would like to draw your attention to the following notes:**

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.





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