

6 Vine Court, Hereford Road, Monmouth



ROSCOE ROGERS KNIGHT

Town and country properties

Vine Court, Hereford Road, Monmouth

Having a prime location off Hereford Road, this attractive, well-presented, first floor, 1 bed apartment is one of a select group of just 10, purpose-built luxury homes within a detached and well-maintained building, set in spacious, mature, communal gardens with a private carpark. Set off an attractive entrance hallway and landing it enjoys countryside views and is within walking distance of the town centre. 992-year lease. Communal door entry system. NO UPPER CHAIN

Asking price of £136,500

The building is constructed mainly in reconstituted Cotswold stone with inset rendered panels and double-glazed uPVC windows. The exterior of the building has been extensively refurbished. Carpeted and laminate flooring and doors are a combination of wooden, panelled and part glazed. An independent gas boiler provides hot water and heating to radiators throughout.

The main entrance is at the front of the building through a part glazed door with matching side panel into:

COMMUNAL HALLWAY:

Modernised with communal stairs with contemporary polished wood and chrome balustrading to both floors.





The first-floor landing has four apartments and No 6 is on the left accessed via a panelled fire door into:

INNER HALLWAY:

Coat hook. Doors into:

BEDROOM: 3.32m (10'11") Reducing to 2.56m (8'5") x 2.55m (8'4")

Window to front, with garden views. Integrated wardrobe with hanging rail and shelving. Consumer unit at low level.

LIVING ROOM: 3.65m x 4.64m (11'12" x 15'3")

Picture window to front with gardens views. Door into:

SECONDARY HALLWAY:

Doors into:

KITCHEN: 3.63m (11'11") Reducing to 2.69m (8'10") x 2.55m (8'4")

Windows to front and back. "U shaped" laminate worktop with tiled splashbacks, inset single stainless-steel sink and mixer tap, four ring hob with oven set under and extraction hood over. White gloss cupboards and drawers set under with matching wall units. Wall mounted "Vaillant gas boiler". Integrated larder cupboard with shelving and storage.

BATHROOM:

Frosted window to side. White suite comprising low level W.C, pedestal wash basin and bath with shower head above on adjustable rail. Tiling to two walls.



OUTSIDE:

Communal gardens to the front and back mainly laid to lawn with interspaced mature trees. The communal tarmac car park is at the back of the property.

MANAGEMENT CHARGES:

Currently £335 per annum paid to the management company which is run and controlled by the apartment owners which includes buildings insurance, external lighting, cleaning of communal areas and gardening. Ground rent per annum £75.

LEASE:

Recently been legally restructured as a 999 year lease it has approximately 992 years left to run.

SERVICES:

Mains water, drainage, electricity and gas fired central heating. Council Tax Band C. EPC Band C.

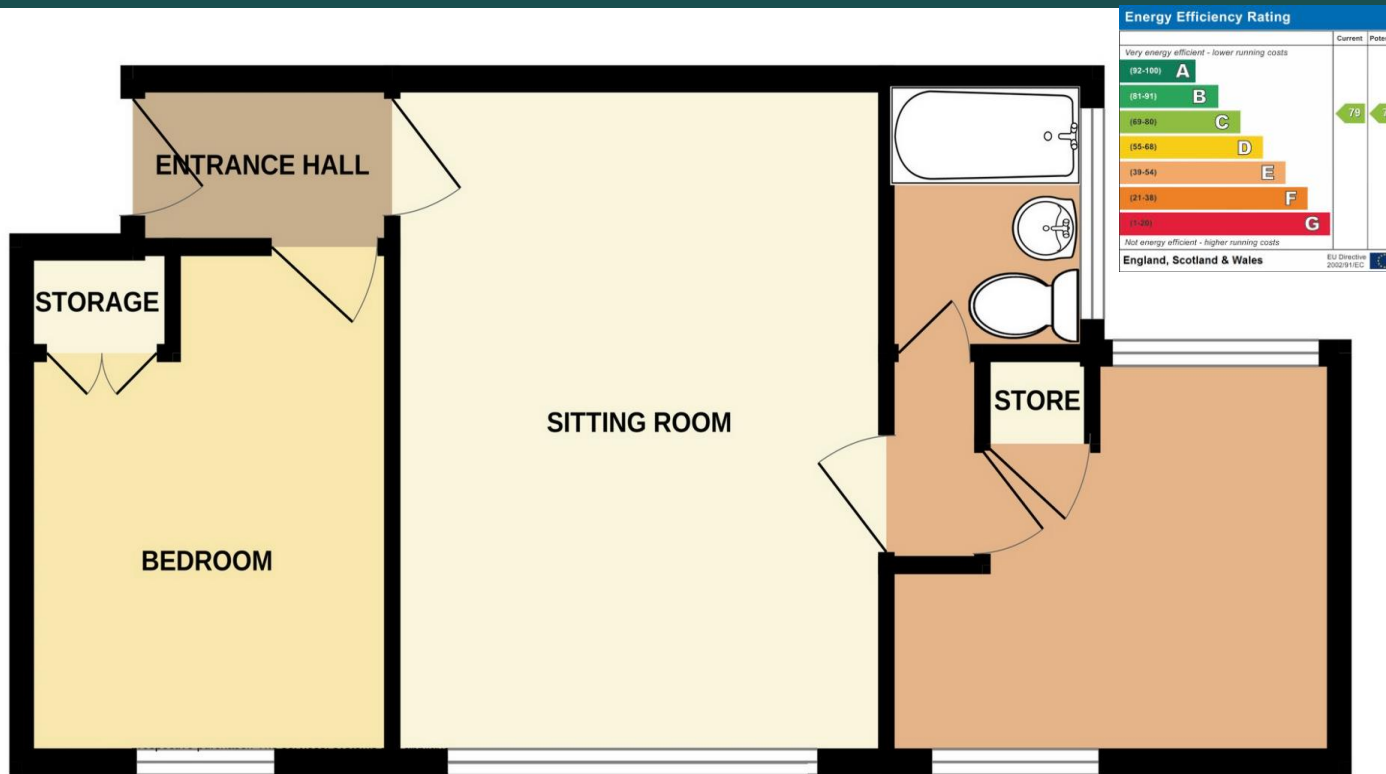
DIRECTIONS:

From our office in Monmouth proceed towards the traffic lights and turn left up Hereford Road. Pass the Haberdashers Girls School and take the first turning to your left into The Vineyard and Vine Court is the first building on your right with the carpark set behind it.

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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