

Flat 1, The Chantry
The Parade, Monmouth



ROSCOE ROGERS KNIGHT

Town and country properties

Flat 1, The Chantry, The Parade, Monmouth

This immaculately presented "over 55's" apartment is ideally located just off the Hereford Road within easy reach of the town and its wealth of amenities. Conveniently situated on the ground floor with two bedrooms and its own access, the property enjoys a sunny aspect with pretty views of the beautifully landscaped communal gardens. Private off-road parking and separate guest room.

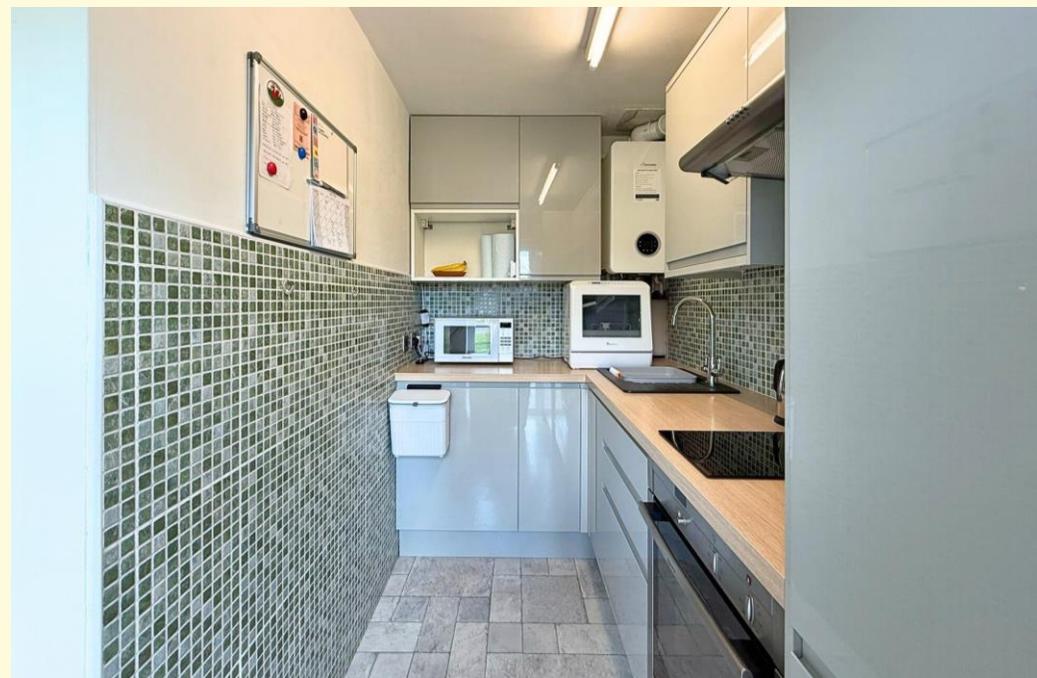
Asking price of £195,000

The Chantry is a beautifully maintained retirement complex comprising just seven privately owned apartments. The building has a painted rendered exterior with inset double-glazed Georgian pane windows and doors set under pitched tiled roofs. Internal features include moulded skirting boards, a feature fireplace and a combination of ceramic tiled and carpeted flooring. A gas fired boiler provides domestic hot water and heating to radiators throughout.

The main entrance to the property is from the back and through a part glazed door into:

COMMUNAL HALLWAY:

An "L-shaped" hallway with staircase and stairlift up to the first-floor landing area. Door into guest room and secondary access into Flat 1.





LIVING/DINING ROOM: 4.86m x 3.22m (15'11" x 10'7")

Part glazed external door and window to front with pretty views of communal garden. Gas fire with open grate, ornate wooden surround and mantle. Arched opening into:

KITCHEN: 3.32m x 1.53m (10'11" x 5'0")

Window to front. A contemporary style kitchen with "L-shaped" laminate worktops, inset sink and two ring electric hob with stainless steel extraction hood over. A range of grey high gloss cupboards and drawers set under with integrated Neff oven/grill. Complimentary wall cabinets and tall units housing fridge/freezer. Wall mounted Worcester boiler. Tiling at half height to all walls.

From living room through door into:

INNER HALLWAY:

Cloaks cupboard with ample storage. Consumer unit at high level.

SHOWER ROOM:

A contemporary suite comprising a low-level WC, vanity unit with inset wash basin and corner fully tiled shower enclosure with rain shower head, mixer valve and separate handheld attachment. Chrome ladder style radiator. Tiling to all walls.

BEDROOM ONE: 3.09m x 3.12m (10'2" x 10'3")

Picture window to front elevation with garden views. Bespoke fitted wardrobe along one wall with sliding doors, hanging rail and ample storage.

BEDROOM TWO:

Window to side. Integrated wardrobe with hanging rail, shelving and storage.

OUTSIDE:

The chantry is approached via its own private entrance leading to an extensive tarmac driveway which is shared with the other residents. An extensive sun terrace adjoins the living/kitchen area of Flat 1 creating an ideal space for a seating area whilst enjoying pretty garden views. The beautifully maintained gardens enjoy a sunny south facing aspect and have been creatively designed to create a peaceful and private outdoor space for the residents to enjoy with a series of sun terraces and flat level lawned areas. Boundaries are well stocked with an array of flowers, plants and interspaced mature trees.

AGENTS NOTE:

125 years left on the lease from the 1st January 2004. Management fee £400 per quarter, includes building insurance, water rates, maintenance and upkeep of all communal areas including gardens and driveway. The management company is owned by the residents of the seven apartments.

SERVICES:

Mains gas, electric, water and drainage. Council Tax Band C. EPC Rating D.

DIRECTIONS:

From our Monmouth office, continue on Priory Street. Turn left at the traffic lights onto Monk Street and The Chantry is located a short distance along on the right-hand side.



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.



