



Estate Agents

Taylor & Co

Abergavenny

Riverside Court

Monmouth Road, Abergavenny, NP7 5HF

Asking Price

£345,000

Riverside Court, Monmouth Road

Abergavenny, Monmouthshire NP7 5HF

Luxury living with exceptional residents' facilities | Superior two bedroomed second floor apartment

Convenient access to the high street, bus station and a supermarket | Fabulous landscaped grounds with seating areas

On-site House Manager 5 days a week 9am to 3pm | Camera door entry system and 24hour Careline package | Lifts and staircases to all floors

Guest suite | underfloor heating system | Planned social events for residents

Delightful walks nearby along the River Gavenny & Swan Meadow | No Chain

A generously proportioned second floor apartment with its own parking space situated within the highly sought-after Riverside Court retirement development on the fringe of the town centre and within a short walk of the wide range of amenities the town has to offer. The property is generously proportioned throughout and comprises a hallway, spacious living room with Juliette balcony, fitted kitchen with easily accessible built-in appliances, two bedrooms with en suite facility and walk in wardrobe to the master bedroom plus a separate bathroom. Underfloor heating is provided with individual room thermostats in addition to emergency call and extraction/ventilation systems. Built by McCarthy & Stone, the renowned specialist retirement builders and managers in 2017, Riverside Court provides independent living for over 60's and includes the benefit of a communal resident's lounge, laundry facilities, house manager, 24 hr emergency call system, landscaped grounds, parking and a guest suite available for visitors at a subsidised cost.

SITUATION | Abergavenny is a thriving town set amongst the stunning scenery of the North Monmouthshire countryside, surrounded by the seven majestic hills that provide the backdrop to this ancient gateway to Wales and Riverside Court enjoys a central location within the very heart of this historic market town. All services and amenities are within walking distance of the property including easy access to the bus station, local supermarket, shops, and Bailey Park.

The town boasts a comprehensive range of shopping and leisure facilities, including a wide selection of boutique style shops, grocery and newsagent stores, supermarkets and many well-known high street shops. Abergavenny railway station has regular services into central London via Newport, whilst road links at the Hardwick roundabout give

easy access to the motorway for Bristol, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, Cwmbran and Cardiff.

ACCOMMODATION

GROUND FLOOR

Communal entrance hall and facilities, lift and stairs to second floor.

SECOND FLOOR

Communal hallway

HALL | Solid entrance door from the communal hallway with peep hole and letter box, two individual room thermostats, wall mounted door entry intercom and emergency call panel, inset ceiling downlighters, ceiling ventilation vent, smoke alarm.

LIVING ROOM | A spacious, light and airy room with double glazed French doors opening from a Juliette balcony with outlook towards St Mary's Church, individual room thermostat, television aerial point, telephone point, ceiling ventilation vent, double glazed window again with a pleasant outlook towards St Mary's Church.

KITCHEN | Neatly fitted with a matching range of base and wall units incorporating both drawers and cupboards with high gloss doors, contrasting fitted worktops with inset stainless steel single drainer sink unit with mixer tap, integrated fridge/freezer with matching décor panels, integrated electric oven and 4 ring electric hob with cooker hood over, individual room thermostat, tiled floor, ceiling ventilation vent, double glazed window.

BEDROOM ONE | Double glazed dormer style window to the side overlooking woodland of Swan Meadow, telephone point, television aerial point, walk in wardrobe with courtesy light, shelving and hanging rails, individual room thermostat, ceiling ventilation vent.

EN SUITE | White suite with chrome fittings comprising a large fully tiled step in shower cubicle with thermostatic shower, vanity unit with integrated wash hand basin and toilet with concealed push button dual flush cistern, tiled floor, complimentary tiling around sanitaryware, ceiling ventilation vent, chrome electric towel rail, wall mirror with integrated lighting and shaver point, tiled floor.

BEDROOM TWO | Double glazed dormer style window to the side overlooking woodland of Swan Meadow, television aerial point, telephone point, individual room thermostat, ceiling ventilation vent.

BATHROOM | Modern suite in white with chrome fittings comprising a panelled bath with mixer tap and flexi hose shower head attachment plus a glazed shower screen over, vanity unit with inset wash hand basin and low flush toilet with concealed push button dual flush cistern, tiled floor and extensive tiling to the walls, chrome electric towel rail, ceiling ventilation vent, wall mirror with integrated lighting and shaver point.

OUTSIDE

Communal landscaped grounds and parking space (identified by the letter O) within a secure, gated car park.



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Approximate total area⁽¹⁾

976.82 ft²
90.75 m²

Reduced headroom

5.14 ft²
0.48 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



GENERAL

Tenure | We are informed the property is Leasehold. Intending purchasers should make their own enquiries via their solicitors. The Lease is for 999 years, commencing on 1st June 2016.

Service's | Electric underfloor heating, electric boiler providing hot water, air conditioning system, mains water and drainage.

Service Charge | £333 per month

Ground Rent | £257.50 per annum

Communal Facilities | Communal lounge, gardens, laundry, refuse/recycling centre, scooter/storage room, guest suite.

Council Tax | Band E (Monmouthshire County Council)

EPC Rating | Band B

Viewing Strictly by appointment with the Agents

Taylor & Co: 01873 564424
abergavenny@taylorandcoproperty.co.uk

Reference AB311

PLANS AND PARTICULARS The 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 Taylor and Co 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.