



PRIVATE PARKING
RESIDENTS
ONLY

BENEDICT COURT
PRIVATE PARKING ONLY

South 4.40
Trefynwy
Cwmbrân
Newport (A4042)
Casnewydd
Merthyr (A485)
Ydref

Estate Agents

Taylor & Co

Abergavenny

Benedict Court

Monk Street, Abergavenny NP7 5NJ

Asking Price
£167,500

Benedict Court, Monk Street

Abergavenny, Monmouthshire NP7 5NJ



Prominent central town location within the conservation quarter

Walking distance of High Street, Bailey Park, Market Hall & Borough Theatre

Second floor purpose built two bedroom apartment with bathroom and En Suite shower room

Ideal purchase for primary residence or investment property | Views towards St Mary's Church & the Blorenge mountain

Living room | Fitted kitchen | Allocated parking & visitor parking spaces | Secure door entry intercom system | Ease of access to bus and train stations

Offering great views across the town towards the iconic St Mary's Church and Blorenge mountain, this well presented second floor apartment is within walking distance of the high street, theatre, Angel Hotel and the many restaurants that the town has to offer and is an ideal purchase for those buyers seeking to live at the centre of this vibrant town. There are two bedrooms with en suite facility to the master bedroom, a spacious living room with adjoining kitchen and a separate bathroom.

SITUATION | Benedict Court enjoys a central setting and just a stone's throw away are all the services and amenities one would expect of a thriving town centre. Abergavenny boasts a comprehensive range of shopping and leisure facilities, including a wide selection of individual boutique style shops, grocery and newsagent stores, supermarkets, and many well-known high street shops.

The town hosts a market several times a week in the historic Market Hall which is just a short walk away. The town has its own highly regarded theatre, cinema and leisure centre as well as several restaurants and pubs for evening entertainment.

Abergavenny railway station is under a mile away and has regular services into central London and Bristol 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. The town's bus station is also located close-by and is accessed easily via the courtyard adjacent to St Mary's Church.

ACCOMMODATION

GROUND FLOOR

ENTRANCE | Communal entrance door along with an individual lockable external letterbox, telecom security door entry system, communal hallway and stairs to all floors with courtesy and security lighting.

SECOND FLOOR

PRIVATE ENTRANCE PORCH | Entered from the communal landing via a solid entrance door, tiled floor, coved ceiling, security alarm control panel.

HALLWAY | Internal door from the Porch, coved ceiling and loft access hatch, wall mounted telephone door entry intercom system, Creda electric storage heater, built in airing cupboard housing hot water cylinder and linen storage shelf, ceiling mounted mains operated smoke alarm.

LIVING ROOM | Two double glazed sash windows both with fitted venetian blinds and enjoying a pleasant side aspect across St Marys Church towards the Blorenge mountain, ornamental fireplace with fitted electric fire, two ceiling lights, telephone point, television aerial point, Creda electric storage heater, coved ceiling.

KITCHEN | Accessed off the Living Room and being neatly fitted with a matching range of wall and floor units incorporating drawers and cupboards, fitted worktop with tiled splashback and inset single drainer sink unit, integrated Zanussi electric oven and four ring ceramic hob with integrated cooker hood over, space and plumbing for washing machine, space for upright fridge/freezer, double glazed sash window with fitted venetian blind to the side.

BEDROOM ONE | Built in double wardrobe, Creda electric storage heater, double glazed sash window enjoying a side aspect with view across St Mary's church towards the Blorenge Mountain, door to :-

EN SUITE SHOWER ROOM | Attractively fitted with a modern suite in white with chrome fittings and comprising a step-in shower cubicle with bi fold door, modern grey waterproof wall panelling and Triton electric shower unit, pedestal wash hand basin, low flush toilet, electric shaver point, tiled floor, wall mounted Dimplex electric fan heater.

BEDROOM TWO | Fitted with a range of furniture comprising overhead storage cupboards, wardrobe and chest of drawers, wall mounted electric convector heater, double glazed sash window to the side.

BATHROOM | Fitted with a modern white suite comprising a moulded panelled bath with fully tiled surround, pedestal wash hand basin with tiled splashback, close coupled toilet with tiled surround, wall mounted extractor fan, frosted double glazed sash window with fitted venetian blind to the side, wall mounted Creda electric fan heater.

OUTSIDE

The property stands in attractive communal grounds and enjoys the benefit of a single allocated parking space (Number 13) in addition to visitor parking. There is also a secure communal bin/recycling area.

GENERAL

Tenure | We are informed the property is Leasehold. Term of Lease 125 years from 1st August 1998 (99 years remaining)

Ground Rent | £127.00 Per Annum. Intending purchasers should make their own enquiries via their solicitors.

Service charge | First Port Management Service £2,057 paid in two installment (January & July).

Services | Mains electricity, mains water and mains drainage are connected to the property.

Council Tax | Band D (Monmouthshire County Council)

EPC Rating | Band C

Flood Risk | Low flood risk from rivers or surface water according to Natural Resources Wales See: <https://flood-risk-maps.naturalresources.wales/>.

Covenants | The property is registered with HMLR, Title Number WA929746. There are no restrictive covenants associated with the property, for further details, speak to the Agent.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property. See <https://www.monmouthshire.gov.uk/planning/>

Broadband | Standard and Superfast broadband is available. See <https://www.openreach.com/fibre-checker>

Mobile network | EE, Three, O2 and Vodafone indoor coverage available. See <https://checker.ofcom.org.uk/>

Viewing Strictly by appointment with the Agents

T:01873 564424

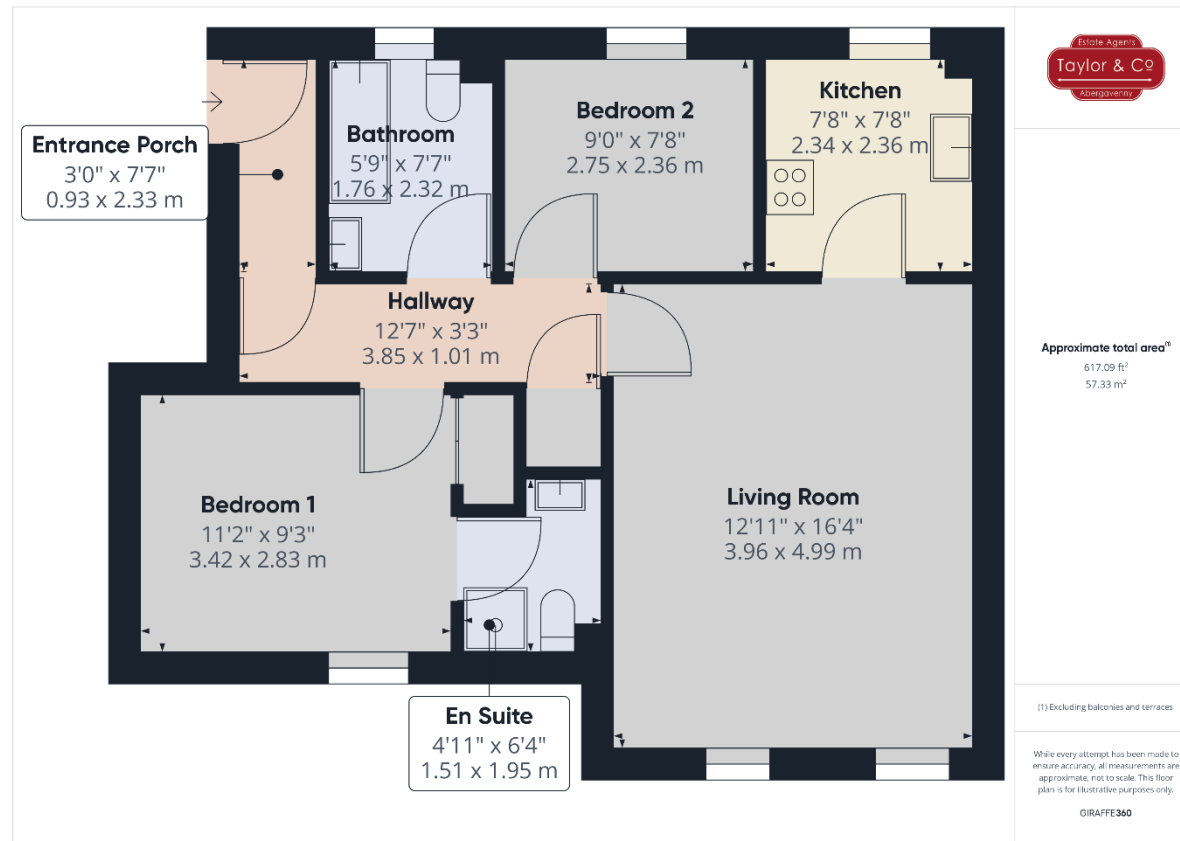
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Reference AB343









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