



Estate Agents

Taylor & Co

Abergavenny

Priory Court

Hereford Road, Abergavenny NP7 5PP

Asking Price
£172,500

Priory Court

Hereford Road, Abergavenny, Monmouthshire NP7 5PP

Purpose built first floor apartment | Central location, walking Distance to shops, Bailey Park, bus & train stations
Close to restaurants, cafes & market hall | Allocated parking space | Large supermarket close-by | No onward chain | Ideal investment purchase
Secure door entry intercom system | Communal hallways and landing | Spacious living room | Two bedrooms | Three piece bathroom suite
Hillside views across the town | Double Glazed Sash windows | Gas central heating

A spacious and well presented, purpose built, first floor apartment situated in a block of only six and including an allocated parking space. From a communal entrance with telecom door entry system a communal staircase leads to all floors, a communal landing with private store/utility cupboard from which the flat opens into a hallway with built in storage cupboard, a light and airy open plan living room, fitted kitchen, two bedrooms and bathroom including an over bath shower. Windows are fitted with attractive double glazed sash units and heating is provided to radiators from a modern combination boiler. There is a communal garden and drying area plus space for visitor parking.

SITUATION | Priory Court enjoys a central setting within walking distance of the town and just a stone's throw away are all the services and amenities one would expect of a thriving market town. 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 whilst also holding a market several times a week. The

town has its own theatre, cinema and leisure centre as well as several restaurants for evening entertainment.

Abergavenny railway station is also within walking distance and 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

Entered from the front via a communal entrance door with telecon door entry system to a communal hallway with individual letter boxes and staircase to the first and second floors.

FIRST FLOOR

Communal landing with courtesy lighting and utility cupboard including plumbing for

washing machine, gas meter, water meter and electricity consumer unit.

HALLWAY | Entered from the communal landing via a solid entrance door, built in storage cupboard, wall mounted central heating thermostat, radiator, ceiling mounted mains operated smoke alarm, wall mounted telephone door entry system for visitors, coved ceiling.

LIVING ROOM | Double glazed sash window to the front overlooking Hereford Road, radiator, television aerial point, telephone point, coved ceiling.

KITCHEN | Fitted with a matching range of floor and wall units incorporating drawers and cupboards, fitted work top with tiled splash back and inset single drainer sink unit with mixer tap, built in electric oven and hob with stainless steel cooker hood over, radiator, large built in cupboard housing a wall mounted 'Worcester' gas fired combination boiler supplying heating and hot water, wall mounted digital central heating thermostat

and timer control, double glazed sash window to the rear overlooking Morrisons and enjoying distant views towards the Bloreng mountain and Llangattock linoleum flooring.

BEDROOM ONE | Double glazed sash window to the front overlooking Hereford Road, radiator, built in cupboard, coved ceiling.

BEDROOM TWO | Double glazed sash window to the rear overlooking Morrisons and enjoying distant views towards the Bloreng mountain and Llangattock, radiator, coved ceiling.

BATHROOM | Fitted with a three-piece suite in white with chrome fittings comprising a panelled bath with antique style mixer tap and flexi hose shower head attachment plus a glazed shower screen over, pedestal wash hand basin, low flush toilet, radiator, wall mounted medicine cabinet with mirror fronted doors, frosted double glazed sash window to the rear, linoleum flooring.

OUTSIDE

Communal parking area with single allocated parking space, communal rear garden and cloths drying area.

GENERAL

Tenure | We are informed the property is **Leasehold 999 years from 1st May 1982**. Intending purchasers should make their own enquiries via their solicitors. We are also informed that the flat owner will own a 1/6th share of Priory Court (Abergavenny) Ltd management company for which a variable annual charge applies to cover insurance, communal electricity and maintenance.

Ground Rent | £10 Per Annum

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

Council Tax | Band C (Monmouthshire County Council)

EPC Rating | Band C

Flood Risk | No flood risk from rivers according to NRW
See <https://flood-risk-maps.naturalresources.wales/>

Covenants | The property is registered with HMLR under title number WA375998 and we are not aware of any restrictive covenants that affect the property.

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 available. See <https://www.openreach.com/fibre-checker>

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

Viewing Strictly by appointment with the Agents

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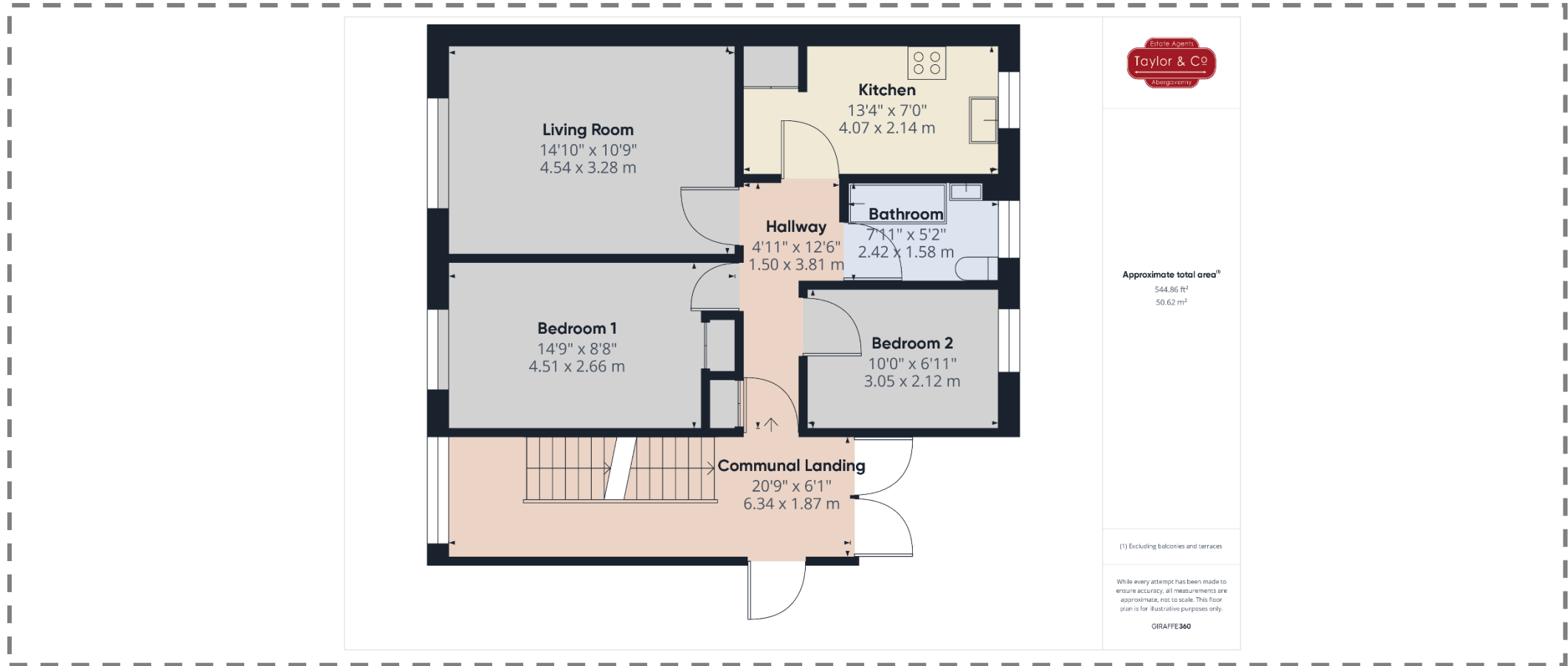
Reference AB367







Floorplan



THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: Every attempt has been made to ensure accuracy; however these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.