



Estate Agents

Taylor & Co

Abergavenny

Sarno Square
Abergavenny NP7 5JT

Offers in excess
£250,000

Sarno Square

Abergavenny, Monmouthshire NP7 5JT

A rare three bedroom second floor apartment providing over 1,394 sqft of floor area | Spacious hallway with useful cloaks cupboard
Fitted kitchen with integrated appliances | Magnificent Living Room with tall arched windows overlooking with view of the Bloreng
Manicured parkland like gardens featuring the original Victorian Pavilions
Annual service charge includes water rates, contribution to gas, plus buildings insurance
Walking distance to town centre, bus & railway stations | Allocated and visitors' parking | No Chain

Nestled in park-like communal grounds which afford superb hillside views towards the prominent Black Mountains peaks of the Bannau Brycheiniog National Park which surround the internationally famous market town of Abergavenny, is this chic and contemporary three bedroomed, two bathroom, second floor penthouse apartment which offers an incredible amount of floor space of around 1394SqFt (129.54 SqM). Forming part of the historic Grade II Listed Parc Pen y Val development, this generously appointed split level apartment is entered via a spacious centralised hallway and has recently been decoratively upgraded to an exemplary specification entirely sympathetic to the heritage and age of the building. The superior design finish and scope of this family size residence makes it an ideal acquisition either as a primary or second home, particularly as it is conveniently located above the main entrance archway with ease of access to its allocated parking space and the beautifully manicured communal grounds.

This historic development is perfectly positioned for walking into town or travelling further afield either by car via the excellent road links or by train with connections to Cardiff and Manchester or central London and Bristol via Newport. Offered to the market with the benefit of allocated parking, a long lease, and most of the utility costs covered by an encompassing annual service charge, this apartment will suit a range of discerning buyers keen to be within a short distance of the high street, theatre and the Angel Hotel & Restaurant but also secluded within park style grounds and open spaces.

SITUATION | The property enjoys an enviable location in a superb development just under a mile from the centre of Abergavenny. A conveniently located footpath nearby the property leads through a tranquil wooded copse to the River Gavenny, giving quick and ambient pedestrian access to the town centre.

The historic town centre offers comprehensive leisure and shopping amenities including individual boutique style shops, bistros and restaurants, independent grocery and newsagent stores, roundabout give easy access to the motorway and "A" routes to Cardiff, Newport plus further afield to the M4 linking Bristol, west Wales and the Midlands, supermarkets, and a plethora of well-known high street shops. Abergavenny hosts a market several times a week in its iconic Market Hall which attracts people from far and wide to its Farmers' market. The town boasts its own cinema, theatre, and leisure centre as well as being a sought after destination as a foodie haven, attracting famous chefs from across the world to its annual Food Festival; there are numerous eateries and gastro pubs in the town and the neighbouring villages providing evening entertainment and culinary delights. The town is particularly well served by popular schools for all ages at both primary and secondary level. Schools in the private sector are also accessible and can be found in Monmouth, Hereford, Brecon, and Newport.

The area is an ideal base for professional and amateur leisure pursuits. There are many sports clubs and activities including rugby, football, tennis, bowls, and swimming and of course, cycling at both amateur and professional level, all close-by. For those seeking long

walks, there are pathways leading to the River Usk and the Brecon to Monmouthshire Canal as well as to the summit of the Bloreng, one of the seven mountains that surrounds this historic roundabout give easy access to the motorway and "A" routes to Cardiff, Newport plus further afield to the M4 linking Bristol, west Wales and the Midlands.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE | Security door with intercom entry system, communal hallway and staircase serving all floors displaying the original wall tiles which harbour the character and authenticity of this historic building.

SECOND FLOOR

COMMUNAL LANDING | With courtesy lighting and access to apartments 29,30 & 31.

PRIVATE ENTRANCE HALLWAY | Private entrance door from the communal landing, large walk-in cloaks cupboard with electric meter and consumer unit, telephone door entry intercom system, wall and ceiling lights, built in airing cupboard housing an unvented hot water cylinder, digital central heating timer control and linen shelving, ceiling mounted mains operate smoke alarm. Radiator.

LOUNGE / DINER | A sumptuous room with a huge amount of space and small paned pointed arch

windows enjoying a front aspect with an outlook across the parkland of the development towards the Bloreng Mountain, two radiators, television aerial point, telephone point.

KITCHEN | Attractively fitted with an extensive range of base and wall cabinets incorporating drawers and cupboards, contrasting work tops with tiled splash backs and concealed worktop lighting, inset one and a half bowl single drainer sink unit, integrated wine rack, integrated appliances including an eye level double oven/grill, four ring halogen hob with cooker hood over, fridge/freezer and dishwasher with matching décor panels, space and plumbing for washing machine, radiator, twin sash windows enjoying a front aspect, ceiling mounted mains operated smoke alarm.

PRINCIPAL BEDROOM | A superb bedroom suite with a pair of sash windows enjoying a pleasant front aspect with views towards the Bloreng, range of built in double wardrobes, television aerial point, telephone point, radiator. Door to:

EN SUITE SHOWER ROOM | Fitted with a modern suite in white and comprising a large fully tiled step in shower cubicle with thermostatic shower unit and sliding screen, pedestal wash hand basin, lavatory, radiator, extensive tiling, electric shaver point, ceiling extractor fan.

BEDROOM TWO | Steel casement window to the rear enjoying an outlook along Bay Tree Lane, radiator.

BEDROOM THREE | Steel casement window enjoying a rear aspect with outlook along Bay Tree Lane, radiator, telephone point.

FAMILY BATHROOM | A spacious bathroom fitted with a modern suite in white with chrome fittings to include a panelled bath, pedestal wash hand basin and low flush toilet, extensive, radiator, electric shaver point, ceiling mounted extractor fan.

OUTSIDE

The apartment enjoys the benefit of extensive communal gardens and original Victorian Pavilions

which contribute so much to the attractive parkland style setting and pleasant environment of Parc Pen Y Fal. The gardens include a mixture of gravel and paved pathways and grassed areas with shrubbery, rose trellis and hedgerow borders. Allocated parking numbered 1C and additional visitor parking is also available.



GENERAL

Tenure | We are informed the property is Leasehold. The Lease is 999 years from 31st March 2003 with 978 years remaining. Intending purchasers should make their own enquiries via their solicitors.

Ground rent | £247 per annum

Service charge | £837 per month which includes Gas usage (rebate is issued for under use) Water usage and sewage, Building insurance Gas boiler yearly service, Fire alarm system and maintenance, Intercom system and maintenance Grounds upkeep and exterior lighting, Parking area upkeep and lighting, Exterior window cleaning Exterior painting & maintenance, Entrance and stair cleaning and lighting

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

Council Tax | Band E (Monmouthshire County Council)

EPC Rating | Band F

Flood Risk | Very 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 CYM187311. There are covenants associated with 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, superfast and ultrafast available. See <https://www.openreach.com/fibre-checker>

Mobile network | EE, Vodafone, limited signal for Three, O2 provide indoor coverage See <https://checker.ofcom.org.uk/>

Viewing Strictly by appointment with the Agents

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Floorplan

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Approximate total area⁽¹⁾
1394.34 ft²
129.54 m²

(1) Excluding balconies and terraces

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

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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.