



Nevill Street  
Abergavenny, Monmouthshire NP7 5AD

Estate Agents  
**Taylor & Co**  
Abergavenny

Asking Price  
£160,000

# Nevill Street

## Monmouthshire, Abergavenny NP7 5AD

Two bedroomed first floor apartment in a central position in Abergavenny | Occupies part of an attractive Grade II Listed building in a pedestrianised area  
Ideal primary residence or second home | Walking distance to High Street, pubs, and restaurants  
An unusual split level configuration with living room and separate kitchen  
Modern bathroom suite with shower over bath  
Exposed beams and roof truss | Original ornamental fire grate  
New 999 year lease | Recently cosmetically upgraded | Offered to the market with no onward chain

**This unusual split level two bedroomed, first floor apartment occupies part of a Grade II Listed former Gentry House, noted in Cadw records for its historical interest. This attractive building is in a central position in the very heart of the pedestrian quadrant of Abergavenny, a vibrant and thriving ancient market town on the borders of the Bannau Brycheiniog – Brecon Beacons – National Park. The building is arranged over three floors, the two upper floors comprising four apartments. This apartment has recently been sympathetically cosmetically updated and is presented with a neutral décor throughout, new electric radiators, and a modern kitchen and bathroom suite. A private hallway opens into a split level hallway with living room and kitchen off. The two bedrooms feature exposed beams and are served by a white bathroom suite with the original fire grate still in situ. The apartment is offered to the market with no onward chain.**

**SITUATION** | The town centre of Abergavenny offers comprehensive leisure and shopping amenities including individual boutique style shops, eateries and restaurants, grocery and newsagent stores, supermarkets, and a plethora of well-known high street shops. The town is particularly well served by schools for all ages at both primary and secondary level. The area is internationally favoured as a foodie haven as well as an ideal base for professional and amateur leisure pursuits. There are many sports clubs and activities in the area including rugby, football, tennis, bowls and swimming and of course, cycling at both an amateur and a professional level can be found close-by.

For those seeking long walks, there are pathways leading to the River Usk and the Brecon to Monmouthshire Canal as well as the summit of Bloreng Mountain from which colourful hang gliders may be observed, plus many of the other mountains which surround this historic town.

Abergavenny also hosts a market several times a week. The town has its own cinema and leisure centre as well as several eateries for evening entertainment. Abergavenny railway station is very accessible whilst road links at the Hardwick roundabout give easy access to the motorway and "A" routes

to Cwmbarn, Cardiff, and Merthyr Tydfil and further afield to the M4 and the Midlands.

### ACCOMMODATION

**GROUND FLOOR** | Communal entrance door with door entry intercom system accessed from St Johns Lane, communal letter box, courtesy lighting, electric meter cupboard, staircase to the first floor.

**FIRST FLOOR LANDING** | Communal landing with courtesy lighting.

**SPLIT LEVEL PRIVATE HALLWAY** | Entered via a solid door from the communal landing, 'Newlec' electric off peak storage heater, electric fuse board, telephone door entry intercom system, exposed beams, ceiling mounted smoke alarm, staircase to the first floor.

**KITCHEN** | Fitted with a range of cabinets with fitted roll edge worktops, inset one and a half bowl single drainer sink unit with mixer tap, integrated electric oven and 4 ring halogen hob with cooker hood over, space and plumbing for washing machine, 'Newlec' electric off peak storage heater, wood style laminate flooring, window to the side looking onto communal landing/balcony, ceiling mounted smoke alarm.

**LIVING ROOM** | Two small paned single glazed sash windows both with safety bars overlooking Nevill Street, television aerial point, telephone point, exposed beams, 'Newlec' electric off peak storage heater, ceiling mounted smoke alarm.

**SPLIT LEVEL LANDING** | Ceiling mounted smoke alarm.

**BEDROOM ONE** | Exposed beams and roof truss, built in cupboard, 'Newlec' electric off peak storage heater, single glazed sash window with view towards the Town Hall clock tower, television aerial point, ceiling mounted smoke alarm.

**BEDROOM TWO** | Exposed beams and roof truss, 'Newlec' electric off peak storage heater, single glazed sash window to

Nevill Street, television aerial point, ceiling mounted smoke alarm.

**BATHROOM** | Split level floor and including a large walk in airing cupboard with hot water cylinder, lavatory, pedestal wash hand basin, panelled bath with electric shower unit over, tiled around sanitaryware, feature ornamental grate, loft access hatch, ceiling mounted extractor fan, exposed beams, single glazed sash window.

### GENERAL

**Tenure** | We are informed the property is Leasehold. A new Lease will be created on purchase for a term of 999 years. Intending purchasers should make their own enquiries via their solicitors.

**Ground Rent** | £1 per annum

**Service Charge** | Current annual charge £500 to include maintenance, cleaning and decorating of the communal areas, plus buildings, and fire insurance cover. Any additional maintenance of the building will be charged at 1/8<sup>th</sup> of the total cost.

**Services** | Electric heating system, mains water and drainage.

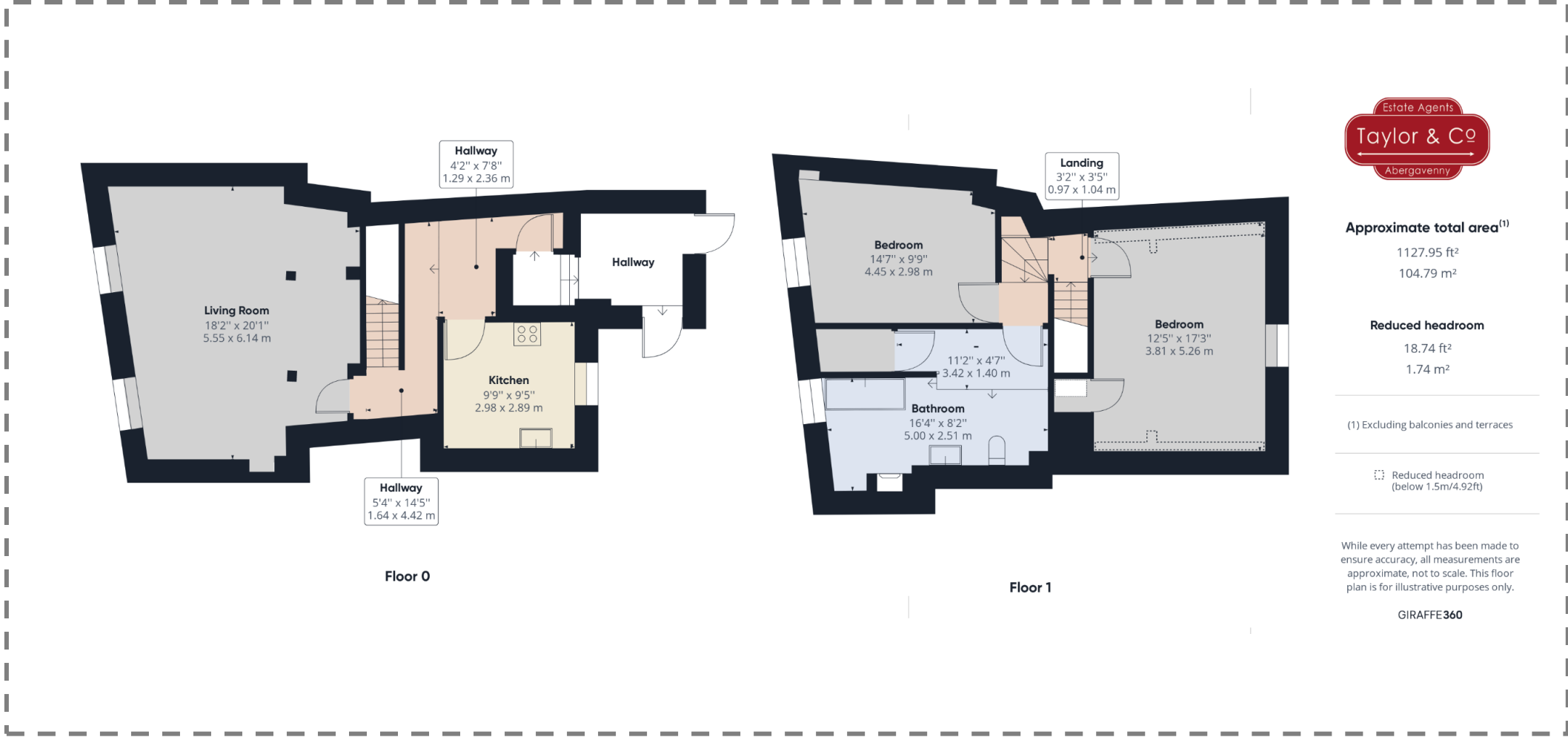
**Council Tax** | Band C  
(Monmouthshire County Council)

**EPC Rating** | Band D

**Viewing Strictly by appointment with the Agents**  
Taylor & Co : 01873 564424  
abergavenny@taylorandcoproperty.co.uk

**Reference** AB289





Approximate total area<sup>(1)</sup>

1127.95 ft<sup>2</sup>  
 104.79 m<sup>2</sup>

Reduced headroom

18.74 ft<sup>2</sup>  
 1.74 m<sup>2</sup>

(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.

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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.