



Estate Agents
Taylor & Co
Abergavenny

Nevill Street

Abergavenny, Monmouthshire NP7 5AD

Asking Price
£195,000



Nevill Street

Abergavenny, Monmouthshire 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
Open plan reception / kitchen / study with vaulted ceiling, exposed beams, and mezzanine over
Modern bathroom suite with shower over bath
New 999 year lease | Recently cosmetically upgraded | Offered to the market with no onward chain

This generously appointed 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 apartment has recently been sympathetically cosmetically updated and is presented with a neutral décor throughout, new electric radiators, and a Shaker style kitchen. A private hallway opens into a superb open plan reception / kitchen / study space with vaulted ceiling, exposed beams, and a mezzanine over. The two bedrooms are served by a modern white bathroom suite. 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 Blorenge 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.

PRIVATE HALLWAY | Entered via a solid wood door from the communal landing, Newlec electric off peak storage heaters, telephone door entry intercom system, ceiling mounted smoke alarm.

OPEN PLAN RECEPTION / KITCHEN / MEZZANINE STUDY SPACE WITH VAULTED CEILING COMPRISING:

LIVING ROOM | Vaulted ceiling with exposed beams and roof truss, spot lights, four small paned single glazed sash windows the two lower windows with safety bars, television aerial point, telephone point, two Newlec electric off peak storage heaters, ceiling mounted smoke alarm, staircase with sash window and safety bar to the side to:

MEZZANINE STUDY | Spot lights and television aerial point.

KITCHEN | An open plan kitchen with fitted floor cabinets incorporating drawers and cupboards with worktops and tiled splash back over, inset stainless steel sink unit with mixer tap, integrated electric oven and four ring halogen hob with cooker hood over, space for upright fridge freezer, space and plumbing for washing machine, telephone point, loft access hatch, ceiling mounted smoke alarm.

BEDROOM ONE | Single glazed sash window, Newlec electric off peak storage heater, television aerial point, ceiling mounted smoke alarm.

BEDROOM TWO | Two single glazed sash windows with dual aspect, Newlec electric off peak storage heater, television

aerial point, large built in cupboard housing hot water cylinder and electric consumer unit, ceiling mounted smoke alarm.

BATHROOM | Fitted with a panelled bath having a tiled surround and Triton electric shower unit and glazed shower screen, pedestal wash hand basin and close coupled toilet also with tiled surround, ceiling mounted extractor fan.

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 1/8th of the total cost.

Services | Electric heating system, mains water and drainage.

Council Tax | Band C
(Monmouthshire County Council)

EPC Rating | Band F

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

Reference AB288



Estate Agents

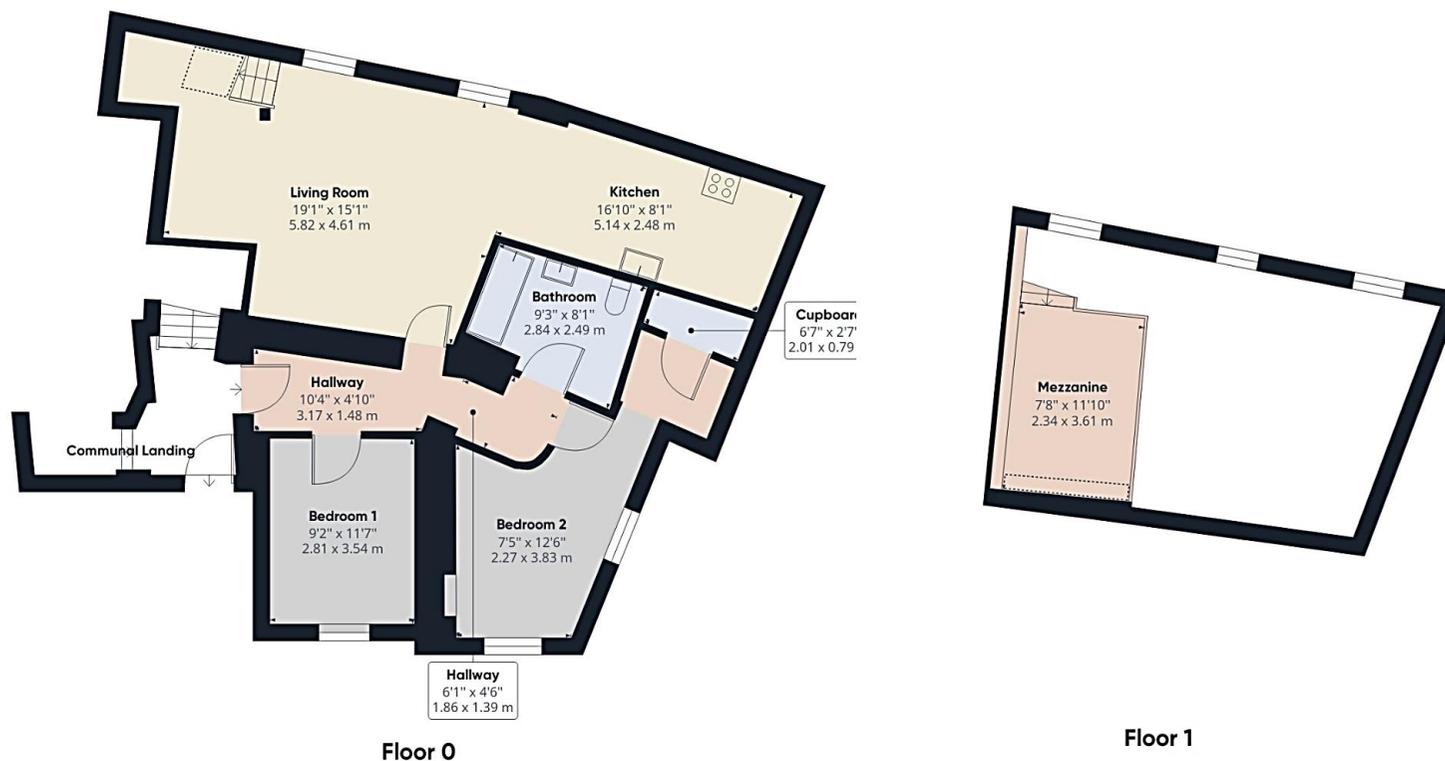
Taylor & Co

Abergavenny

Estate Agents

Taylor & Co

Abergavenny



Approximate total area⁽¹⁾

998.56 ft²

92.77 m²

Reduced headroom

16.91 ft²

1.57 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

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.