



Sarno Square
Abergavenny, NP7 5JT

Estate Agents
Taylor & Co
Abergavenny

Asking Price
£195,000



Sarno Square,

Abergavenny, Monmouthshire NP7 5JT

Peacefully located second floor apartment situated in this historic Grade II listed building
Hallway | Living room | Fitted Kitchen | bedroom with built in wardrobe | Bathroom with over bath shower
Manicured parkland like gardens featuring the original Victorian pavilions
Annual service charge includes water rates, contribution to gas costs and buildings insurance
Walking distance to town centre, bus and railway station | Allocated and visitor's parking | NO CHAIN

Nestled in park-like communal grounds which afford superb hillside views towards the famous peaks that surround Abergavenny is this lovely one double bed roomed, second floor apartment which takes full advantage of views over much of these grounds. Forming part of the historic Grade II Listed Parc Pen-Y-Val development this generously appointed apartment has a spacious hallway and traditional finish which is entirely sympathetic to the heritage and age of the building. The quality and size of this residence makes it an ideal acquisition either as a primary or second home particularly 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 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 a proportion of the utility costs covered by an encompassing annual service charge, this apartment must be seen.

SITUATION | Sarno Square 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, bus station and train station.

The historic town centre offers comprehensive leisure and shopping amenities including individual boutique style shops, bistros and restaurants, independent grocery and newsagent stores, 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 delight. 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, cricket, tennis, bowls, 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 town, ready to explore and located just a short distance away.

Abergavenny railway station is accessible by bus, car or even walking whilst road links at the Hardwick 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

COMMUNAL ENTRANCE LOBBY | Communal entrance door with telecom security door entry system, staircase providing access to all floors.

SECOND FLOOR

A small communal landing with access from the staircase to flats 68 & 69.

PRIVATE HALLWAY | Entered via a solid entrance door from the communal landing with peep hole and letter box, radiator, built in storage cupboard, airing cupboard housing hot water cylinder and linen shelving, wall mounted telephone door entry

intercom system, ceiling mounted mains operated smoke alarm, wall mounted central heating thermostat, loft hatch.

LIVING ROOM | Two large small paned timber casement sash windows, two radiators, telephone point, television aerial point, open plan to :-

KITCHEN | Attractively fitted with a matching range of floor and wall cupboards including drawers and cupboards with beech effect doors and contrasting worktops, oak worktop breakfast bar, integrated electric double oven/grill and four ring halogen hob with stainless steel splashback and cooker hood over, integrated fridge/freezer and washer/dryer both with matching décor panels, inset stainless steel one and a half bowl single drainer sink unit with mixer tap, ceiling mounted extractor fan and smoke alarm.

BEDROOM | Integrated double wardrobe with matching overhead cupboards, large small paned timber casement sash window, radiator, television aerial point, telephone point.

BATHROOM | Attractively fitted with a modern suite in white with chrome fittings and comprising a panelled bath with 'Aqualisa' thermostatic shower unit and glazed shower screen over, pedestal wash hand basin with mixer tap, low flush toilet with push button dual flush cistern, fully tiled around shower area and splashback around sanitaryware, radiator, frosted small paned timber casement sash window, ceiling extractor fan.

OUTSIDE

COMMUNAL GARDENS | The apartment has the benefit of extensive communal gardens and original Victorian Pavilions which contribute so much to the attractive 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 1Q and visitors' parking.

GENERAL

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

Service Charge | £388 pcm which includes buildings insurance, grounds maintenance, water, and gas central heating (please note that the gas element of the service charge is metered and pre-paid and covers up to a certain amount, under use is refunded).

Ground Rent | £174 per annum. Next review is 2045.

Services | Mains electric, communal gas supply, water and drainage are connected to the property.

Council Tax | Band C (Monmouthshire County Council)

EPC Rating | Band D

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 CYM138636. There are 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 available. See <https://www.openreach.com/fibre-checker>

Mobile network | 02, Three, EE, Vodaphone indoor coverage

See <https://checker.ofcom.org.uk/>

Viewing Strictly by appointment with the Agents

T 01873 564424

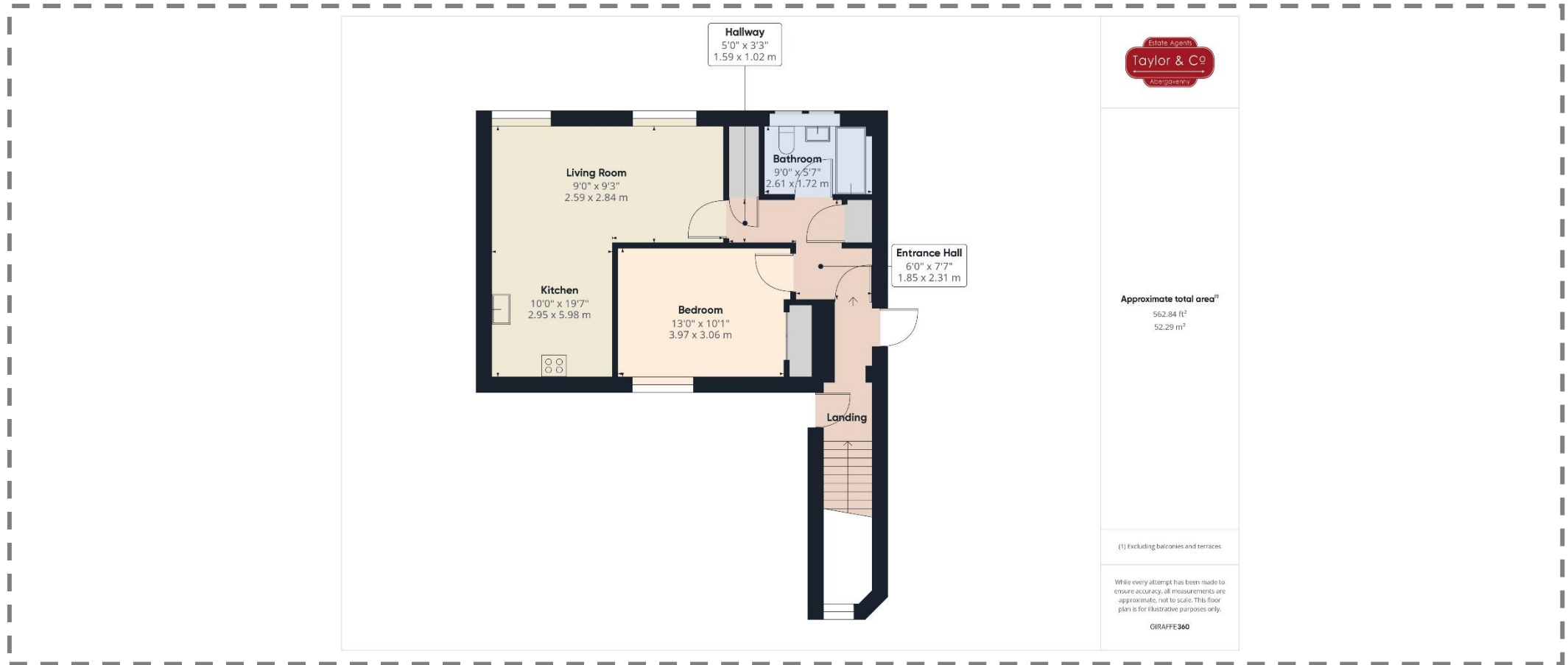
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