



Sarno Square
Abergavenny, NP7 5JT

Estate Agents
Taylor & Co
Abergavenny

Asking Price
£215,000

Sarno Square

Abergavenny, Monmouthshire NP7 5JT

One bedroom ground floor apartment | Spacious open plan kitchen / lounge / diner with the bay window and secondary double glazing
Three-piece white bathroom suite | Secure door entry system & intercom
Manicured, park like gardens featuring the original Victorian Pavilions
Allocated parking & visitors' parking | Annual service charge includes water, gas, grounds' maintenance, and building's insurance
Walking distance to town centre, bus & railway stations | Ideal investment opportunity | 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 bedroomed, ground floor apartment which takes full advantage of these views from the front. 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 as it is located on the ground floor 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 with the nearest primary school being within walking distance in a neighbouring road. 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 Blorenge, 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

GROUND FLOOR

Communal entrance door with intercom door entry system serving flats 40, 41, 42. Communal hallway and entrance to flat 40.

HALLWAY | Entered from the communal hallway via a solid entrance door with peep hole and letter box, telephone door entry intercom system, radiator, smoke alarm, built in storage cupboard, wall mounted central heating thermostat, airing cupboard housing hot water cylinder, double doors opening to the living room

LIVING ROOM/KITCHEN | A spacious open plan room enjoying a front aspect via a large bay window with secondary double glazing, two radiators, smoke alarm, television aerial point, telephone point, open plan kitchen area fitted with an attractive range of modern base and wall units incorporating drawers, cupboards, wine rack and glass fronted display cupboard, contrasting worktops with tiled splash back and inset stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine, integrated low level double oven and grill, 4 ring electric induction hob with stainless steel splash back and cooker hood over.

BATHROOM | Fitted with a traditionally styled 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, close coupled toilet with push button dual flush cistern, extensive tiling around the sanitaryware, radiator, tiled floor, ceiling mounted extractor fan.

BEDROOM | A spacious double bedroom with secondary double glazed window to the rear, radiator, television aerial point, large built in double wardrobe.

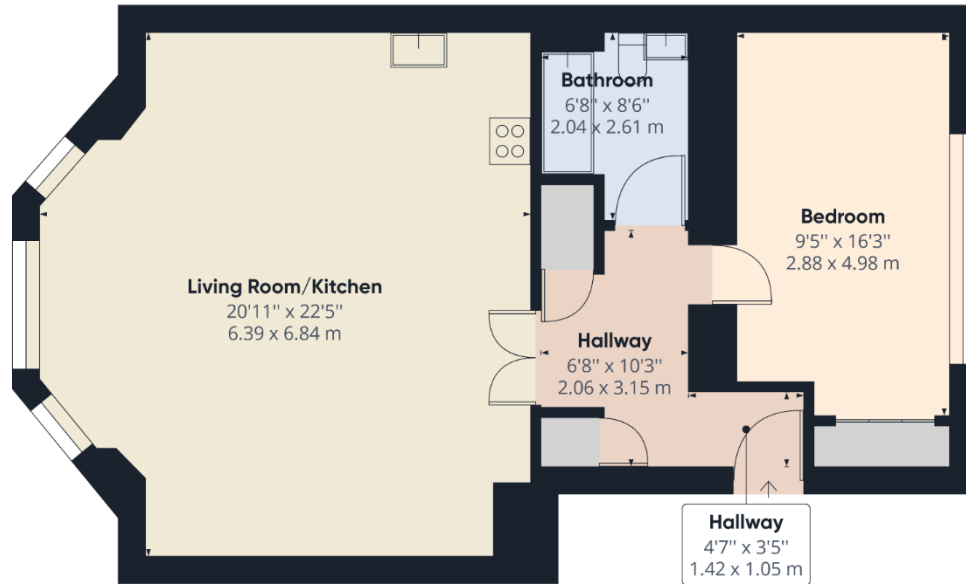
COMMUNAL GARDENS | The apartment enjoys the benefit of extensive communal gardens and original Victorian Pavilions which contribute so much to the attractive parkland style setting and pleasant environment of Parc Pen Y Fal. The gardens include a mixture of gravel and paved pathways and grassed areas with shrubbery, rose trellis and hedgerow borders. Allocated single parking space (No. 40) and visitor parking is also available.



Estate Agents

Taylor & Co

Abergavenny



Approximate total area⁽¹⁾

737.48 ft²
68.51 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.

GIRAFFE360

GENERAL

Tenure | We are informed the property is Leasehold with a 999-year lease commencing 31st March 2003, 979 years remaining. Intending purchasers should make their own enquiries via their solicitors.

Service Charge | £4,100 per annum 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 | £100 per annum. Next review is 2045.

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

Council Tax | Band E **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 CYM170041. There are restrictive covenants associated with the property, for further details, speak to the Agent. Buyers are advised that pets are not allowed.

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/view-planning-applications/>

Broadband | Standard and superfast available. See <https://www.openreach.com/fibre-checker>

Mobile network | 02, Three, EE, Vodafone indoor coverage. See <https://checker.ofcom.org.uk/>

Viewing Strictly by appointment with the Agents

T 01873 564424 **E** abergavenny@taylorandcoproperty.co.uk

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.