



Bailey Court  
Abergavenny NP7 5PQ

Estate Agents  
**Taylor & Co**  
Abergavenny

Asking Price  
£189,950



# Bailey Court,

## Hereford Road, Abergavenny NP7 5PQ

Popular retirement development for the over 60's situated opposite Bailey Park in the centre of town | Renovated two bedroom first floor apartment with lift service  
Private entrance hallway | Lounge/diner with bay window & dining area with an outlook to the Blorengge | Newly fitted kitchen | Newly fitted shower suite  
Shops, large supermarket, doctors and dentists surgeries in the town | Bus station (0.5 mile) and railway station (1 mile)  
Communal gardens, residents meet & greet reception seating area, guest suite & residents parking  
24 hr emergency pull cords in all rooms | Laundry room & drying area | NO ONWARD CHAIN

**This elegant and tastefully refurbished first floor two bedroom retirement apartment enjoys a fabulous outlook from its large, contemporary reception room and both bedrooms towards the Blorengge. In a contemporary neutral colour palette, this beautiful home has a newly fitted kitchen and shower suite and has been completely re-decorate with new floor coverings and is offered to the market with no onward chain.**

**The popular Bailey Court retirement complex is a purpose built development of retirement apartments, age restricted to those aged 60 years and over. The development boasts a range of excellent facilities including security door entry system, warden assistance and 24-hour emergency response system, a communal laundry room and clothes drying area, guest bedroom with en-suite shower room (subject to availability), communal lift, residents communal lounge and visitor parking facilities.**

**SITUATION** | Bailey Court enjoys a central setting within walking distance of the town centre and just across the road from the immensely popular and scenic Bailey Park, with the cricket ground, tennis and bowls clubs all close-by. Just a stone's throw away are all the services and amenities one would expect of a thriving town centre. Abergavenny boasts a comprehensive range of shopping and leisure facilities, including a wide selection of individual boutique style shops, grocery and newsagent stores, supermarkets, and many well-known high street shops. Abergavenny also hosts a market several times a week. The town has its own cinema and leisure centre as well as several restaurants for evening entertainment. There is a doctors' surgery located in Hereford Road as well as several dentists' practices in the town.

Abergavenny railway station is just under 1 mile away has regular services into Newport and Cardiff with a change for trains to Bristol and London at Newport, whilst road links at the Hardwick roundabout gives access to the motorway for Bristol, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, Cwmbran and Cardiff. The central bus station is approximately ½ mile away.

### ACCOMMODATION

**CANOPIED PORCH** | Secure entrance panel and electric sliding doors opening into **COMMUNAL ENTRANCE HALLWAY** | Stairs and lift to first floor, communal seating area with doors to rear garden, hallways to apartments.

**ENTRANCE HALL** | Entrance door with door intercom system, loft access, electric radiator, airing cupboard housing hot water cylinder, cloaks cupboard housing electricity consumer unit.

**LOUNGE / DINER** | Bay window to the front aspect with a splendid view towards the Blorengge, coved ceiling, electric radiator. Door opening to:

**KITCHEN** | Fitted with a range of contemporary units in a flush door finish to include deep pan storage drawers, contrasting laminate worktops over with tiled splashbacks, inset composite sink unit, inset induction hob with inbuilt fan assisted oven beneath, integrated tall fridge/freezer, extractor fan.

**BEDROOM ONE** | Double glazed window to the front aspect with a view towards the Blorengge.

**BEDROOM TWO** | Double glazed window to the front aspect with a view towards the Blorengge.

**SHOWER ROOM** | Fitted with a white suite to include a shower cubicle with a thermostatic shower mixer on a rigid riser plus supplementary hand held shower attachment, wash hand basin set into vanity unit with additional storage to the side, lavatory, ladder towel radiator, extractor fan.

**OUTSIDE** | A private drive leads to ample residents parking and a communal entrance area which is surrounded by well-stocked shrubbery borders with the complex enclosed to the boundary by secure close board fencing. A path from the car park leads to a paved seating area with a lawn interspersed with flower beds and shrubs.

### GENERAL

**Tenure** | We are informed the property is Leasehold. Intending purchasers should make their own enquiries via their solicitors. The lease is for 999 years from 16<sup>th</sup> September 1987.

**Services** | Mains electric, water and drainage.

**Service Charge** | £146 per month and includes maintenance of the complex, cleaning, water and lighting of communal areas, maintenance of communal laundry room, grounds maintenance and buildings insurance.

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

**EPC Rating** | Band C

**Flood Risk** | Very low flood risk from rivers or surface water  
See <https://flood-risk-maps.naturalresources.wales/>

**Covenants** | The property is registered with HMLR, Title Number WA439376. 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 E [abergavenny@taylorandcoproperty.co.uk](mailto:abergavenny@taylorandcoproperty.co.uk)

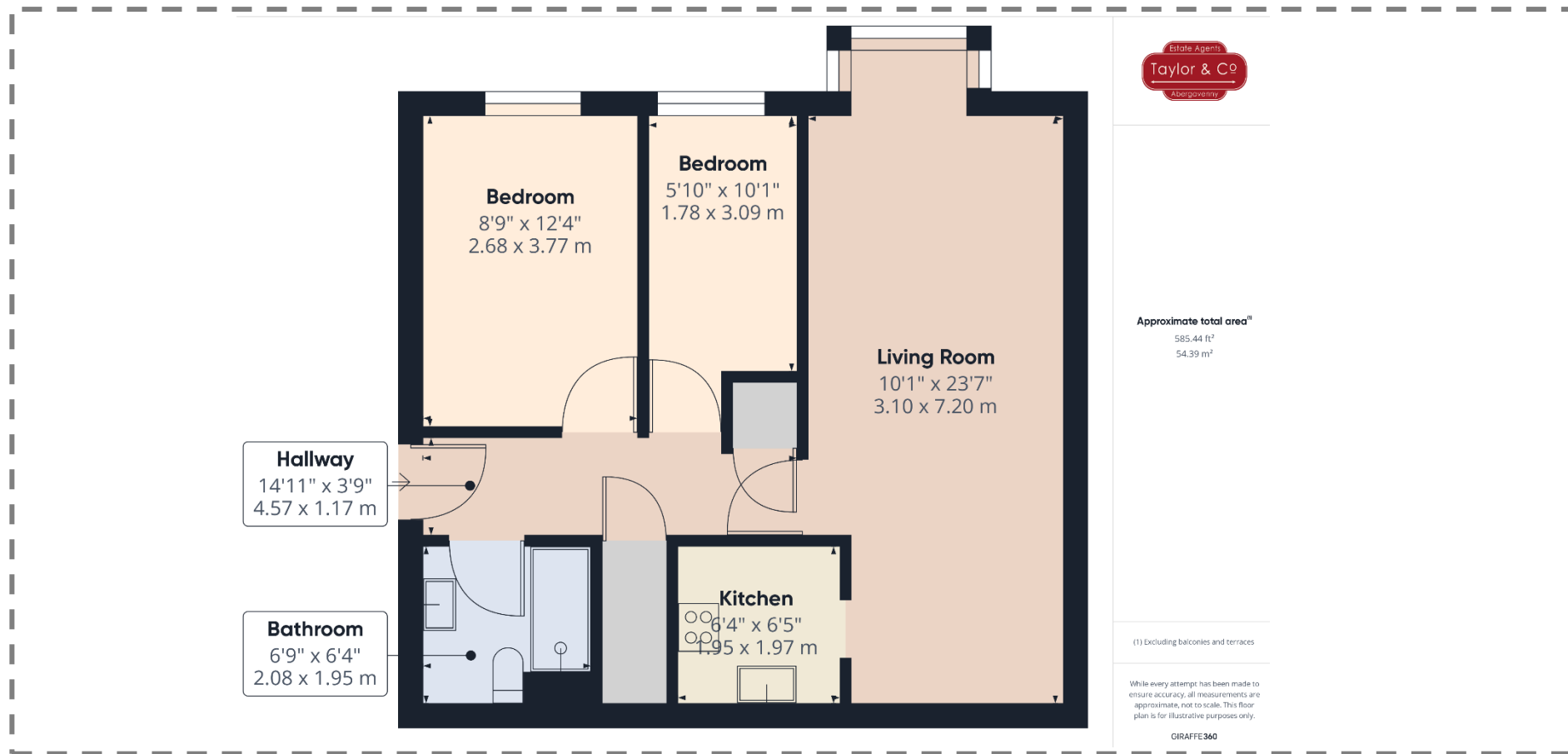
**Reference** AB356



Estate Agents

Taylor & Co

Abergavenny



**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.