



Estate Agents

Taylor & Co

Abergavenny

The Old Convent, Apartment A  
Park Crescent, Abergavenny, NP7 5TN

Asking Price  
£250,000



# Apartment A, The Old Convent, Park Crescent

Abergavenny, Monmouthshire NP7 5TN

Beautifully finished two-bedroom apartment, designed for modern living | Expert and careful conversion from a lovely old Edwardian building  
Minimal upkeep costs i.e. no ground rent, no service charge - just insurance and maintenance fund | Minimal energy costs - this is an eco-home, built for sustainable living  
Shared freehold, no external property management company | Very high-quality appliances and fixtures, eg fully fitted modern kitchen  
Private outside space: generous balcony looking out over the gardens and out to the Blorenge | GARAGE available by separate negotiation

This is a very special two-bedroom apartment in a beautiful Edwardian conversion set in the protected conservation quarter, one of Abergavenny's most historic and sought-after locations, this exceptional two-bedroom apartment forms part of a lovingly restored Edwardian building. Formerly St Michael's Convent (from the 1970s) and, before that, a school dating back to the 1940s, the property is steeped in local heritage and character.

The building has been sensitively and skilfully transformed by a family team into just four high-spec apartments—each crafted with care, and with modern living and sustainability in mind.

## SUSTAINABLE DESIGN, MINIMAL COSTS

This home is part of an innovative eco-retrofit, incorporating six integrated features that significantly reduce energy consumption. Estimated monthly energy bills are estimated to be as low as £55, saving £2,000–£3,000 per year compared with typical period conversions.

Thanks to the high build quality, other ongoing costs are impressively low. The four apartment owners will share the freehold and can directly manage spending, eliminating the need for a management company. Monthly contributions for insurance, maintenance, and repairs are estimated to be just £26 - much lower than local average service charges.

The fully fitted kitchen, bathroom, windows, hot water and heating systems are all covered by ten-year guarantees, offering peace of mind for years to come.

## LIGHT-FILLED LIVING WITH INSPIRING VIEWS

Apartment A is beautifully bright, with large windows facing south, west, and north, filling the space with natural light

throughout the day. The open plan living and kitchen area leads onto a generous, full-length private balcony, offering views over the gardens and out towards the iconic Sugar Loaf mountain.

A private garage is also available by separate negotiation, which is not currently allocated to any of the four apartments Ideal for... young professionals, downsizers, and anyone who wants to be near Abergavenny's independent shops, cafés, and restaurants, and also the Black Mountains for escaping to nature.

**SITUATION** | Situated in a prime position close to the heart of the historic Monmouthshire town of Abergavenny on the fringes of the Brecon Beacons and regarded as the Gateway to Wales. The town offers a comprehensive range of shopping and leisure facilities including a wide selection of boutique style shops, complemented by high street names and highly renowned cafes and restaurants. Culturally important, local events of national and international significance include the Abergavenny Food Festival which attracts world famous chefs and writers and many thousands of visitors, the Green Man music festival and the Hay Festival of Literature, other regular events such as cycling competitions take place throughout the year. See [www.visitabergavenny.co.uk](http://www.visitabergavenny.co.uk) for further information. Abergavenny is home to a Farmers Market and has its own cinema and leisure centre. The railway station has regular services into Cardiff (34mins), Bristol and London via Newport (25mins) whilst road links give easy access to the motorway for Bristol (1hr), Cardiff (1hr), Birmingham, the South West and London and "A" routes for Monmouth, Cheltenham, and Brecon. The local area is well served for schools for all ages in both the private and state sector; Monmouth with its first-class Haberdashers schools, is an easy drive of just 25 mins.

## GENERAL

**Tenure** | We are informed the apartments will be Leasehold with a term of 999 years. Upon the sale of the final apartment the Freehold will transferred to a management company of which each apartment owner will be an equal shareholder. Intending purchasers should make their own enquiries via their solicitors.

**Services** | Mains Water, Electricity & Drainage.

**Council Tax** | Yet To Be Assessed. (Monmouthshire County Council)

**EPC Rating** | Awaiting final SAP rating

**Flood Risk** | No flood risk from rivers or surface water according to Natural Resources Wales. See <https://flood-risk-maps.naturalresources.wales/>

**Covenants** | The property will be registered with HMLR and there will be covenants associated with the leasehold of each apartment.

**Local planning developments** | There are existing planning developments in the area which may affect these properties.

**Broadband** | 5G currently used via 3. Standard, superfast available and ultrafast available shortly. See <https://www.openreach.com/fibre-checker>

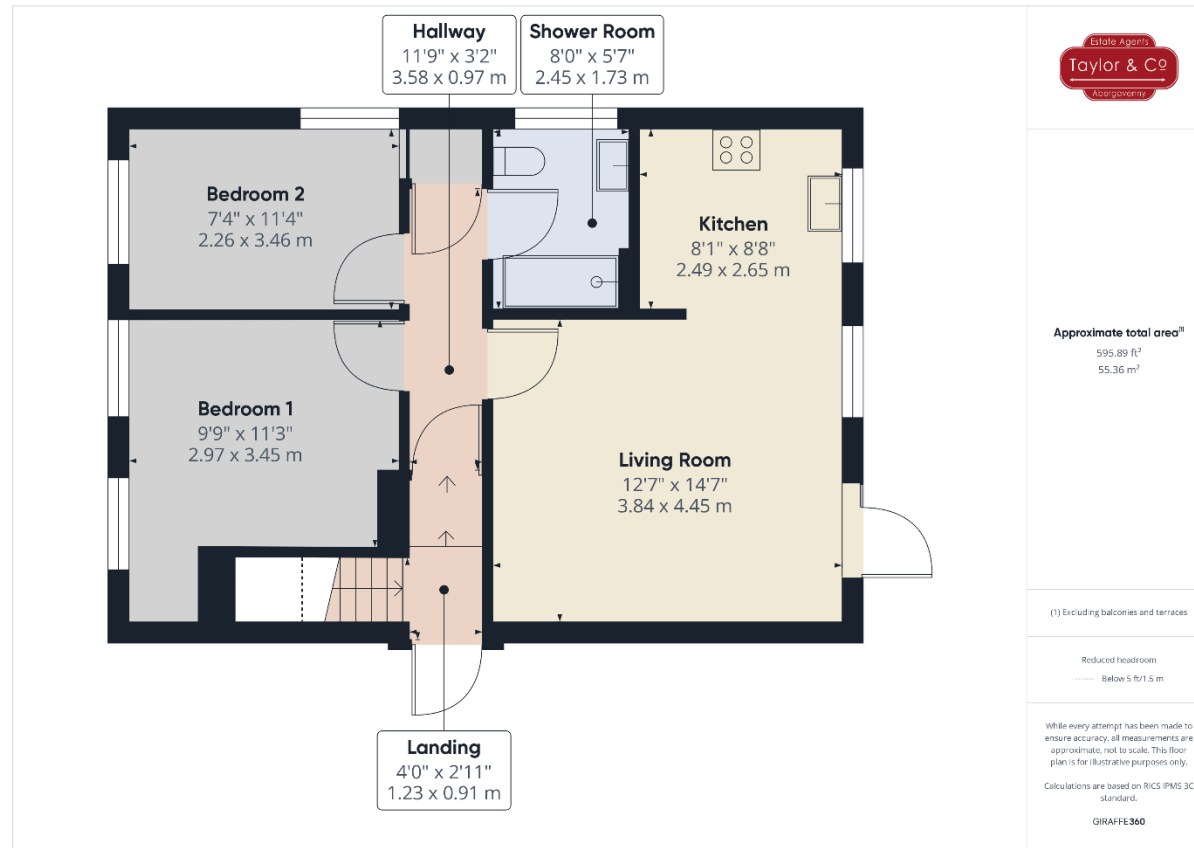
**Mobile network** | Limited indoor coverage  
See <https://checker.ofcom.org.uk/>



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