



Estate Agents

Taylor & Co

Abergavenny

Newmarket Court

Lion Street, Abergavenny NP7 5NB

Asking Price  
£185,000



# Newmarket Court

Lion Street, Abergavenny, Monmouthshire NP7 5NB

Central Location Within Walking Distance to Shops, Bailey Park, Bus & Train Stations | Close to Restaurants, Cafes & Market Hall | Allocated Parking Space  
Large Supermarket Close-by | No Onward Chain, Ideal Investment Purchase | Secure Door Entry System | 125 Year Lease Commencing 1.11.2006  
Spacious open Plan Kitchen/Living Room | Two Double Bedrooms | En Suite Shower Room | Modern bathroom  
Hillside Views | Sash Style Double Glazed Windows | Electric Heating

**A beautifully presented, purpose built, first floor apartment situated in a small block of six and built to a high specification by respected local builder, HolmOak Developments in 2006. From a well maintained communal entrance, stairs and landing the flat opens into a hallway with built in storage cupboards, a light and airy open plan living room/Kitchen with integrated appliances, two double bedrooms with en suite shower room to the master bedroom and a separate bathroom. Allocated parking space.**

**SITUATION** | Newmarket Court enjoys a central location within a short distance of the town centre and just a stone's throw away are all the services and amenities one would expect of a thriving market town. 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 at

its famous market hall. The town has its own theatre, cinema and leisure centre as well as a variety of restaurants providing a diverse choice for evening entertainment.

Abergavenny railway station is within walking distance and has regular services into central London via Newport, whilst road links at the Hardwick roundabout give easy access to the motorway for Bristol, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, Cwmbran and Cardiff.

## ACCOMMODATION

**COMMUNAL LANDING** | Incorporating the staircase from the ground and to the second floor, courtesy lighting, access to flats 3 and 4.

**HALLWAY** | Entered from the communal landing via a solid door with peep hole, wall mounted telephone door entry intercom system, built in cloaks cupboard, wall mounted 'Vent Axia' electric radiator, large

walk in airing cupboard housing hot water cylinder.

**LIVING ROOM/KITCHEN** | Double glazed sash window to the front, two 'Vent Axia' electric radiators, two wall lights and two ceiling lights plus inset downlighters to the kitchen area, television aerial point. The kitchen area is attractively fitted with a matching range of floor and wall units incorporating drawers and cupboards, contrasting worktops with tiled splashback and under counter downlighters plus an integrated stainless steel single drainer sink unit with mixer tap, tiled floor, integrated electric oven and four ring halogen hob with cooker hood over, integrated fridge/freezer with décor panel, integrated washer/dryer with décor panel, ceiling mounted extractor fan and smoke alarm.

**BEDROOM ONE** | Double glazed sash windows to the rear and side, 'Vent Axia' electric radiator, built in double wardrobe, telephone point, television aerial point, fitted furniture comprising two single

wardrobes, six overhead cupboards and two bedside cabinets plus a two x three drawer dressing table, door to :

**EN SUITE SHOWER ROOM** | Fitted with a modern suite in white with chrome fittings and including a fully tiled step in shower cubicle with chrome thermostatic shower unit, pedestal wash hand basin with tiled splash back, low flush toilet with push button dual flush cistern, tiled floor, chrome electric towel rail/radiator, electric shaver point, frosted double glazed window to the rear, inset ceiling downlighters and extractor fan.

**BEDROOM TWO** | Double glazed sash window to the front, built in double wardrobe, television aerial point, 'Vent Axia' electric radiator.

**BATHROOM** | Fitted with a modern white suite and having chrome fittings that comprises a panelled bath with tiled surround, pedestal wash hand basin with tiled splashback, low flush toilet with push button dual flush cistern, tiled floor, large wall mirror and mirror fronted medicine cabinet, electric shaver point, inset ceiling downlighters and extractor fan.

## **OUTSIDE**

Communal vehicular access with allocated parking space, outside lighting and communal bin/recycling store.

## **GENERAL**

**Tenure** | We are informed the property is Leasehold. 125 year lease from 1<sup>st</sup> November 2006. Intending purchasers should make their own enquiries via their solicitors.

**Ground Rent** | £200 per annum

**Services** | Mains electric, water and drainage are connected to the property.

**Service Charge** | £1,200 per annum

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

**EPC Rating** | Band TBC

**Flood Risk** | No flood risk from rivers or surface water according to Natural Resources Wales.

**Covenants** | The property is registered with HMLR, Title Number CYM350490. 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. Refer to Monmouthshire Planning.

**Broadband** | Fibre is connected to the cabinet, and a copper wire connection is also available. According to Openreach.

**Mobile network** | 02, Three, EE, Vodafone indoor coverage.

**Viewing Strictly by appointment with the Agents**

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**Reference** AB493

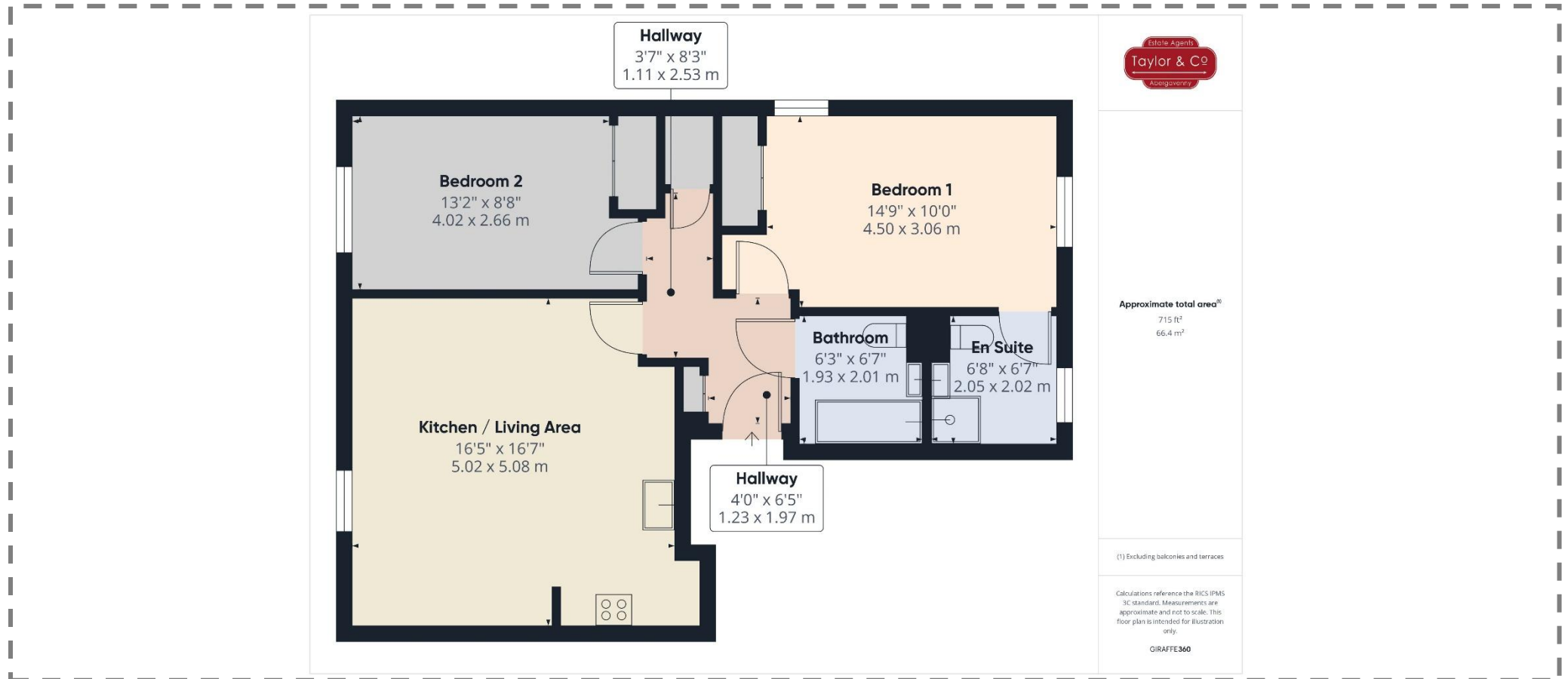








# Floorplan



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