



Estate Agents

Taylor & Co

Abergavenny

Brecon Road
Abergavenny, NP7 5UG

Asking Price
£125,000

Brecon Road

Abergavenny, Monmouthshire NP7 5UG

One double bedroom ground floor flat with its own front entrance door in a building with just three other flats | Recently modernised throughout
Spacious open plan kitchen / living space | Double bedroom with broad windows to the front | White shower suite
Additional access from communal entrance hall | Private hallway | Door entry intercom system | Allocated parking
Ideal first time buy
Long 999 year Lease and a Share of Freehold | No connected chain

This one double bedroom flat occupies the ground floor of a detached period building which contains just three other flats. Situated in a prominent position in the town within walking distance of the high street, shops and cafes, this flat is an ideal first time buy. Refurbished and upgraded by the developer, the flat has its own front door to the street as well as a private entrance hall accessed via a communal hallway equipped with a door entry intercom system. Offering spacious accommodation, a modern kitchen and a white shower suite with electric heating, this flat will have a new 999 year lease and a share of the freehold when the last remaining flat is sold. When parking is at a premium in the town, there is a residents' parking area at the rear, plus the added benefit of no connected chain with the sale of this home.

SITUATION | This property enjoys a prime central setting within walking distance of the town centre and within easy access of doctors' and dentist surgeries, Linda Vista Gardens, the cricket ground, tennis and bowls clubs, as well as country walks along the River Usk and the Monmouthshire & Brecon Canal.

Abergavenny has a comprehensive range of shopping and leisure facilities, including a wide selection of individual boutique style shops, grocery and newsagent stores, a Waitrose store, a Tesco Metro, Aldi and many well-known high street shops. Abergavenny also hosts a market several times a week in its famous Market Hall. The town has its own cinema, theatre and leisure centre as well as several restaurants for evening entertainment.

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

ACCOMMODATION

COMMUNAL HALLWAY | Entrance door, carpeted hallway, staircase to the upper floor, meter box, motion sensor lighting.

PRIVATE ENTRANCE HALL | Private entrance hall, door-entry intercom, electric consumer unit.

OPEN PLAN KITCHEN / LIVING SPACE | This spacious open plan space has its own front entrance door to the street at the front and a window for added light (non-opening). The modern kitchen is fitted with a range of units with contrasting wood style laminate worktops, inset composite sink unit, inset four ring hob with extractor hood above and single oven beneath, spot track to the ceiling, carpeting to the living room area, electric radiator, door to private entrance hall.

DOUBLE BEDROOM | Double glazed windows to the front, electric radiator.

SHOWER ROOM | Fitted with a white suite to include a shower cubicle, lavatory, wash hand basin in vanity unit, obscured window, extractor fan, ladder towel radiator, airing cupboard with electric Ariston water heater.

GENERAL

Tenure | We are informed the property is Leasehold with a new 999 year Lease being granted. When the last remaining flat is sold, the owners will be granted a Share of Freehold.

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

Service Charge | Until the last remaining flat is sold, a service charge will be levied for the building development of £4,500 per year and this will be billed according to the square footage of the various flats so individual billing will be between £300 and £400 per year.

Council Tax | Band B (Monmouthshire County Council)

EPC Rating | Band G

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

Covenants | The building is Freehold and registered with HMLR, Title Number CYM206846. Each individual flat will require a new registration with HMLR. There are no 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. But buyers are advised that the building at the rear of this property which adjoins the communal parking area, may be developed in the future.

Broadband | According to Openreach, fibre to the cabinet and a copper wire connection are available in the area.

Mobile network | According to Ofcom, there is likely indoor coverage for Three, and limited coverage for Vodafone, O2 & EE.

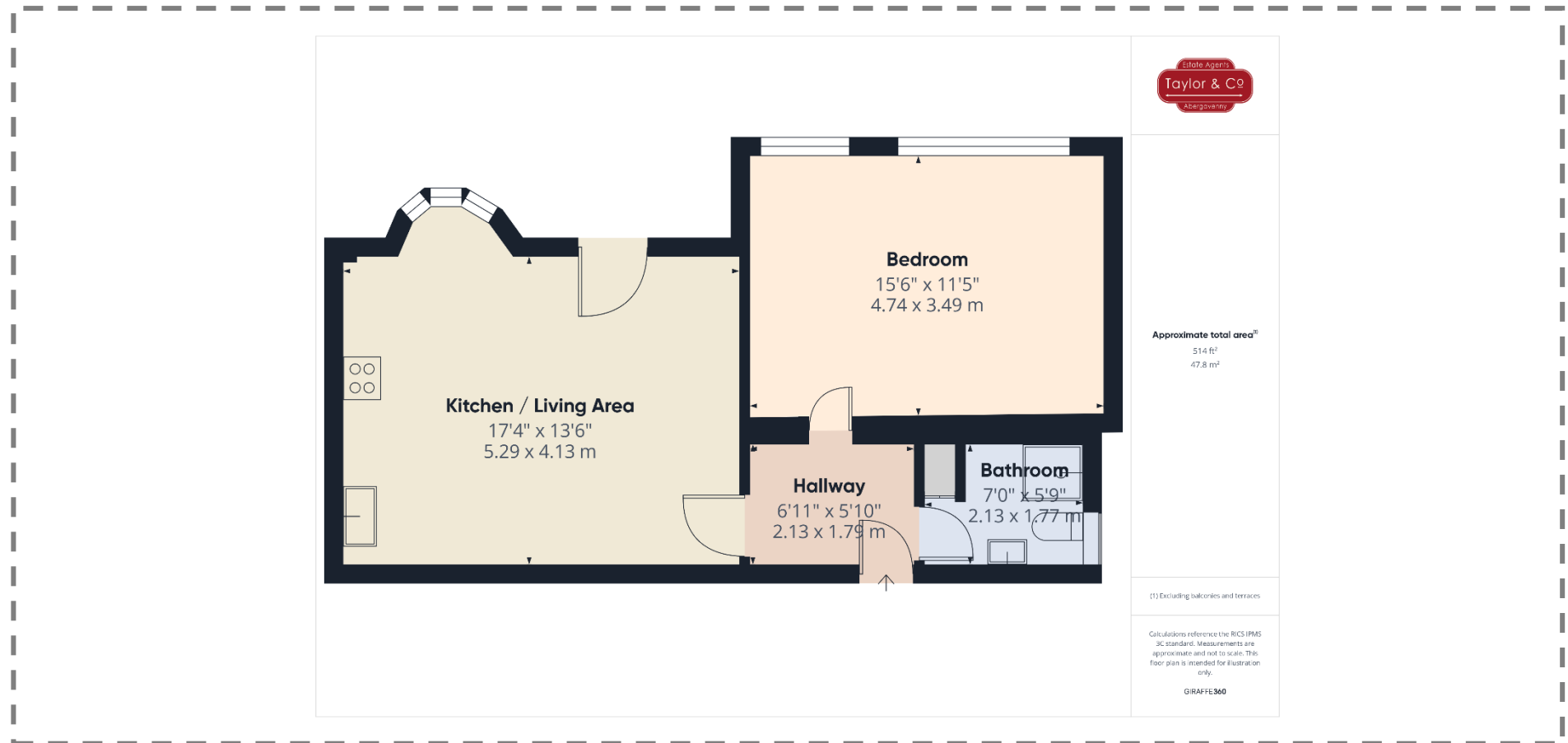
Viewing Strictly by appointment with the Agents

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Reference AB479





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