

## **19 Homeforge House**

**Goldwire Lane, Monmouth, Gwent, NP25 5HA**



**PRICE: £90,000**

**Lease: 125 years from 1988**

### **Property Description:**

**A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR WITH A BAY WINDOW**

Homeforge House was constructed by McCarthy & Stone (Developments) Ltd and comprises 48 properties arranged over 3 floors each served by lift. The resident Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

Residents' lounge  
Communal Laundry  
24 hour emergency Appello call system  
Minimum Age 60  
Lift to all floors

Guest Suite  
Development Manager  
Please refer to full details for Viewing instructions  
Lease: 125 years from 1988

**For more details or to make an appointment to view, please contact  
Charlotte Harvey**

**01425 632257 charlotte.harvey@retirementhomesearch.co.uk**

## ACCOMMODATION

Front door with spy hole leads to the:

### ENTRANCE HALL

With light switch, emergency pull cord. Airing cupboard with new heating system, electricity meters and shelving.

### LIVING ROOM

Night storage heater, power points. TV aerial point, wall lights, security door entry phone and emergency pull cord. Archway leads to:

### KITCHEN

Partly tiled and fitted with single drainer stainless steel sink unit, wall and floor cupboards, power points, freestanding electric cooker and hob. Refrigerator. Microwave. Ceiling light and extractor fan.

### BEDROOM

Built in wardrobe with hanging rail and shelving above. Storage heater. Wall light points. Emergency pull cord.

### BATHROOM

Tiled and fitted with suite comprising bath with shower over, emergency push button, Low level WC. Vanity unit with inset sink. Wall mounted heater, ceiling light point and extractor fan.

# RETIREMENT HOMESearch

## Annual Service Charge:

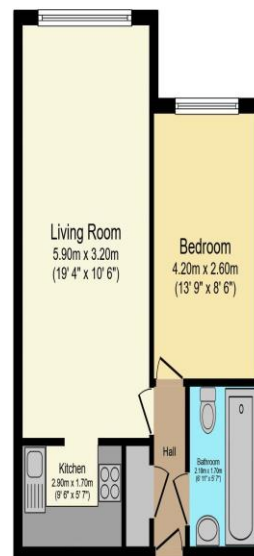
**£4116.16**

## Annual Ground Rent:

**£498.78**

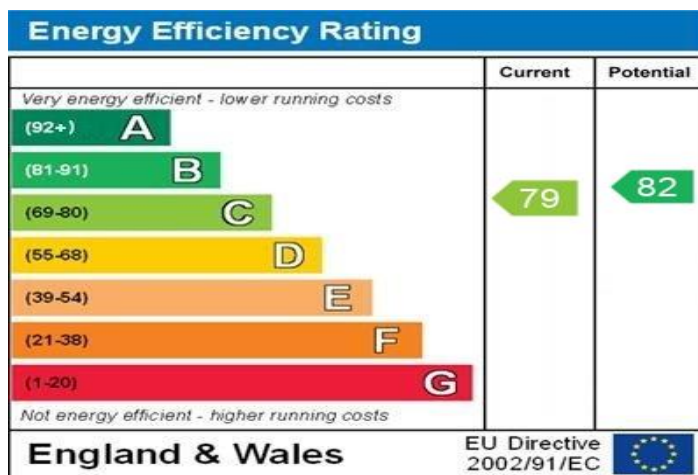
## For Financial Year Ending:

**31/09/2025**



Total floor area 41.9 sq.m. (451 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.