



MONMOUTH

Guide price **£245,000**



4 TRAFALGAR HOUSE

Blestium Street, Monmouth, Monmouthshire NP25 3ER



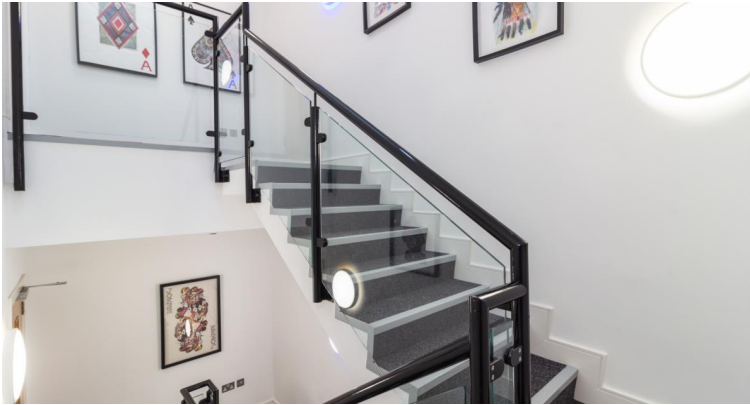
Beautifully presented second floor apartment
Two double bedrooms
Allocated parking & communal gardens

Positioned in the heart of Monmouth Town Centre, this low maintenance apartment is ideally located within a stone's throw from the high street. The charming market Town of Monmouth is steeped in history, with well-regarded schooling, bespoke shops, cafes, and restaurants as well as retailers such as Marks & Spencer and Waitrose.

Well-connected to the A40, the property allows for easy commuting with fantastic road links, yet is perfectly situated for rural living, with picturesque countryside surrounding and scenic walks.



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KEY FEATURES

- Two double bedroom apartment
- Immaculately presented throughout
- Allocated parking
- Central town location
- Open plan kitchen/living area
- Communal gardens



STEP INSIDE



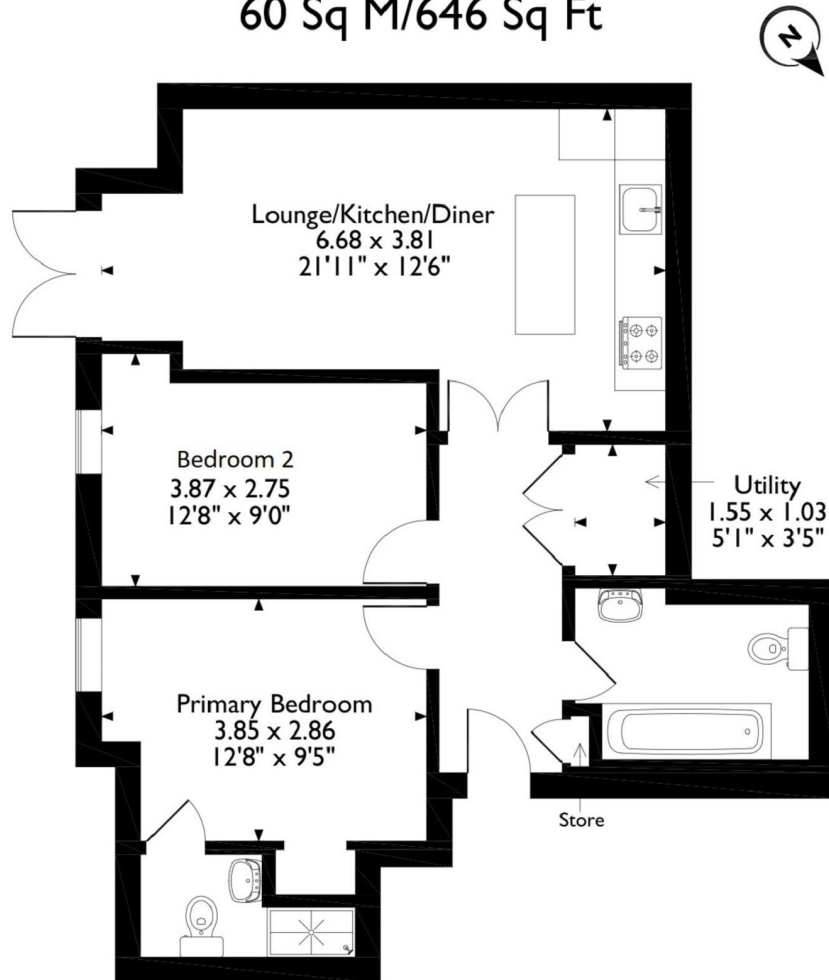
Trafalgar House is entered via a security door with a pleasant, light & airy communal area giving access to the apartments.

As you enter the apartment, you are greeted by a spacious and welcoming entrance hallway giving access to all accommodation.

The open plan lounge/kitchen/diner is a great size and has been tastefully decorated.

The kitchen is well-fitted with a range of stylish wall and base units and a range of integrated appliances to include; fitted oven and microwave, fridge freezer, induction hob with extractor hood over and dishwasher.

Approximate Gross Internal Area 60 Sq M/646 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The lounge area is a generous size and has the added benefit of a Juliette balcony overlooking the communal gardens and Chippenham Fields.

Just off the kitchen is a utility area, perfect for housing white goods.

The apartment has two double bedrooms, both with a window overlooking Chippenham Fields with the principal having access to an ensuite shower room.

A good-sized family bathroom completes this immaculately presented apartment.

STEP OUTSIDE



You can enter the property through an iron gate off Monnow Street, leading to a side entrance. There's a dedicated private parking area with a pathway leading to the entrance. Additionally, there's a spacious communal garden with its own pathway.

AGENTS NOTE:

Lease years remaining: 117 years (January 2024).
Service charge: £1,450 per annum.

INFORMATION

Postcode: NP25 3ER
Tenure: Leasehold
Tax Band: E
Heating: Gas
Drainage: Mains
EPC: B





DIRECTIONS

From our Monmouth office, proceed down Monnow Street and left onto Blestium Street. At the roundabout, take the first exit and continue past Waitrose to the end of the road and on the right hand side, there is a communal car park and gated pedestrian entrance where Trafalgar House is located.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	85	85
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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