



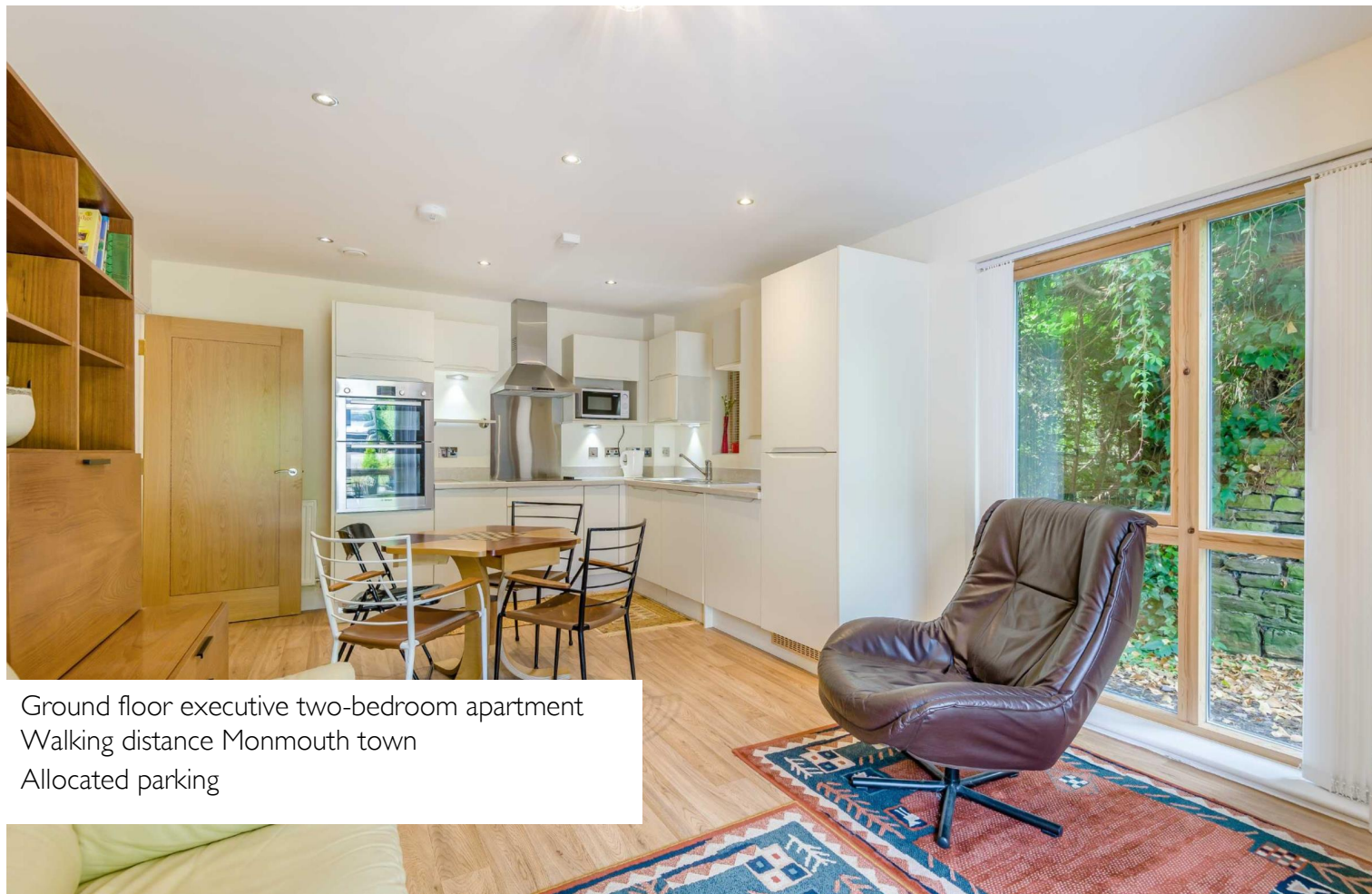
# MONMOUTH

Guide price **£225,000**



# FLAT 6, MONMOUTH HOUSE

Hereford Road, Monmouth, Monmouthshire NP25 3PY



Ground floor executive two-bedroom apartment  
Walking distance Monmouth town  
Allocated parking

This executive two-bedroom apartment was built by Redcliffe homes approximately six years ago. This exclusive apartment block offers a fantastic location close walking distance to Monmouth town with parking and communal grounds.

The apartment itself provides a very high spec and has a spacious open plan lounge/dining/kitchen with BOSCH appliances, main bedroom with en suite, second double bedroom, bathroom and two internal storage cupboards. Further benefits include, communal hallway with intercom entrance and a lift.

Monmouth has a great variety of shops, both independent and high street names, as well as a tempting selection of pubs, restaurants and cafes. The leisure centre provides a range of fitness classes and has a large gym.

Monmouth is located at the head of the Wye Valley, a designated area of outstanding natural beauty, so for those who prefer the outdoors there are a range of activities on the doorstep, including cycling, canoeing and rowing and golf clubs.

Good road communications make for easy access via the A449 to both the M4 and M5, making the Midlands, South Wales and Bristol a straight forward commute.

Access to the communal entrance via intercom system giving access to all apartments via stairway and lift. Flat 6 is located on the ground floor and is presented to a very high standard.

The hallway gives access to all bedrooms, bathroom, kitchen/dining/living area. There is a useful storage cupboard with a hanging rail, further storage cupboard housing a Greenwood central heating boiler. There is also a loft hatch.

The open plan Kitchen/dining and living area has two large feature windows flooding the room with natural light. There is plenty of room for living furniture as well as dining table and chairs.

The kitchen is well equipped and has a high-end range of BOSCH appliances.

The principal bedroom has a Velux window built-in wardrobes and door to en-suite. The en-suite has a vanity wash hand basin with cupboards beneath, tiled splash backs, fully tiled shower cubicle with waterfall shower head and wand, heated towel rail and tiled flooring.

The main bathroom has a modern white suite consisting of a panel bath with side panel and mixer taps and shower attachment, pedestal wash hand basin with mixer tap over, low level WC, chrome heated towel radiator, part tiled walls and splash back.

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### KEY FEATURES

- Ground floor executive apartment
- Two double bedrooms
- En-suite
- Parking
- Beautiful communal gardens
- Walking distance Monmouth town



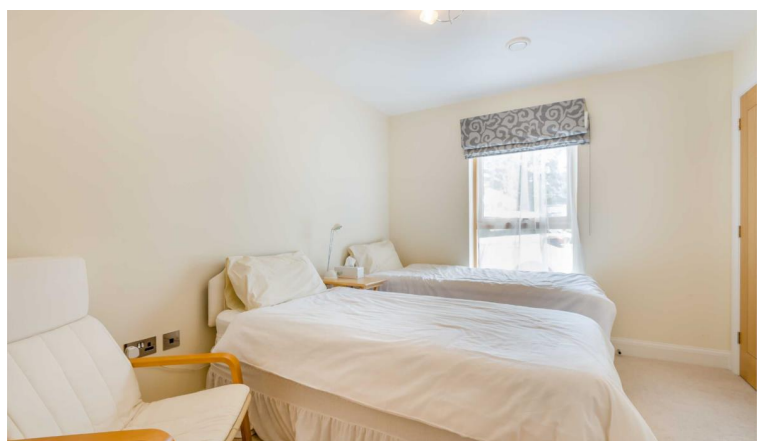
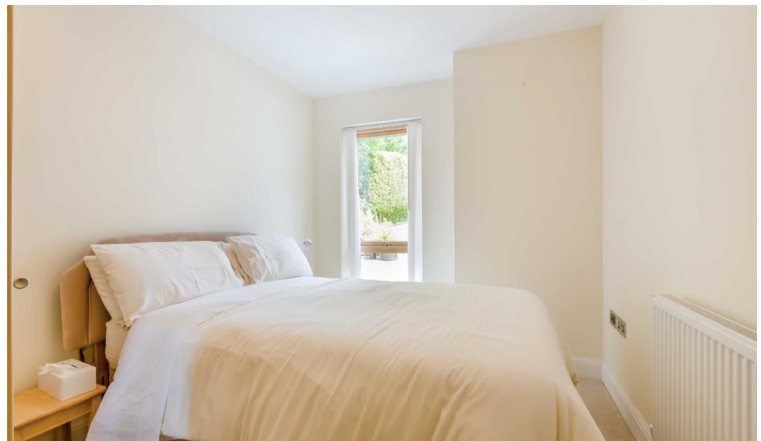
The communal gardens are maintained to a high standard and surrounded by mature shrubs and trees to provide privacy and a tranquil setting and offered with allocated parking space. There are trees within the grounds that are subject to a TPO.

#### LEASE INFORMATION:

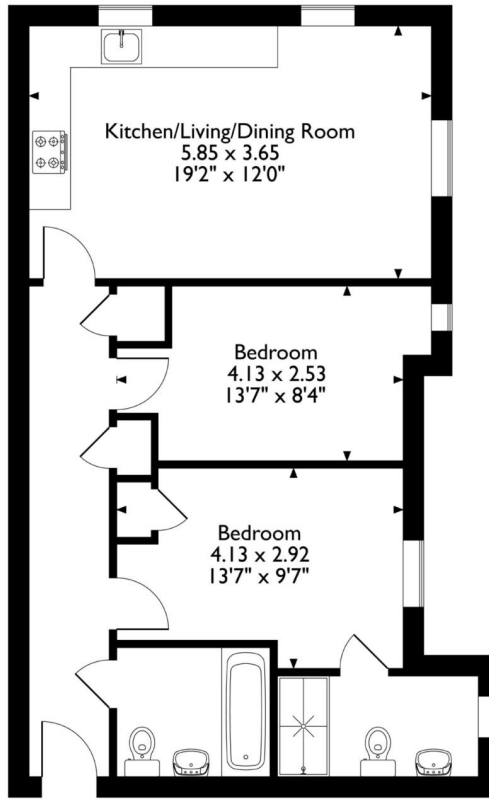
Lease terms: 999 years from 22/3/2015

Service charge: £1,555 pa (2024)

Ground rent: £0 pa



Approximate Gross Internal Area  
63 Sq M/678 Sq Ft



**Ground Floor Flat**

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

## DIRECTIONS

Proceed along Priory Street and at the traffic lights turn left towards Hereford Road. Proceed up the hill passing the Haberdashers' Girls School on your right and Monmouth House can be found at the first turning on your left.



## INFORMATION

Postcode: NP25 3PY  
Tenure: Leasehold  
Tax Band: C  
Heating: Gas  
Drainage: Mains  
EPC: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B	82	82
(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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