



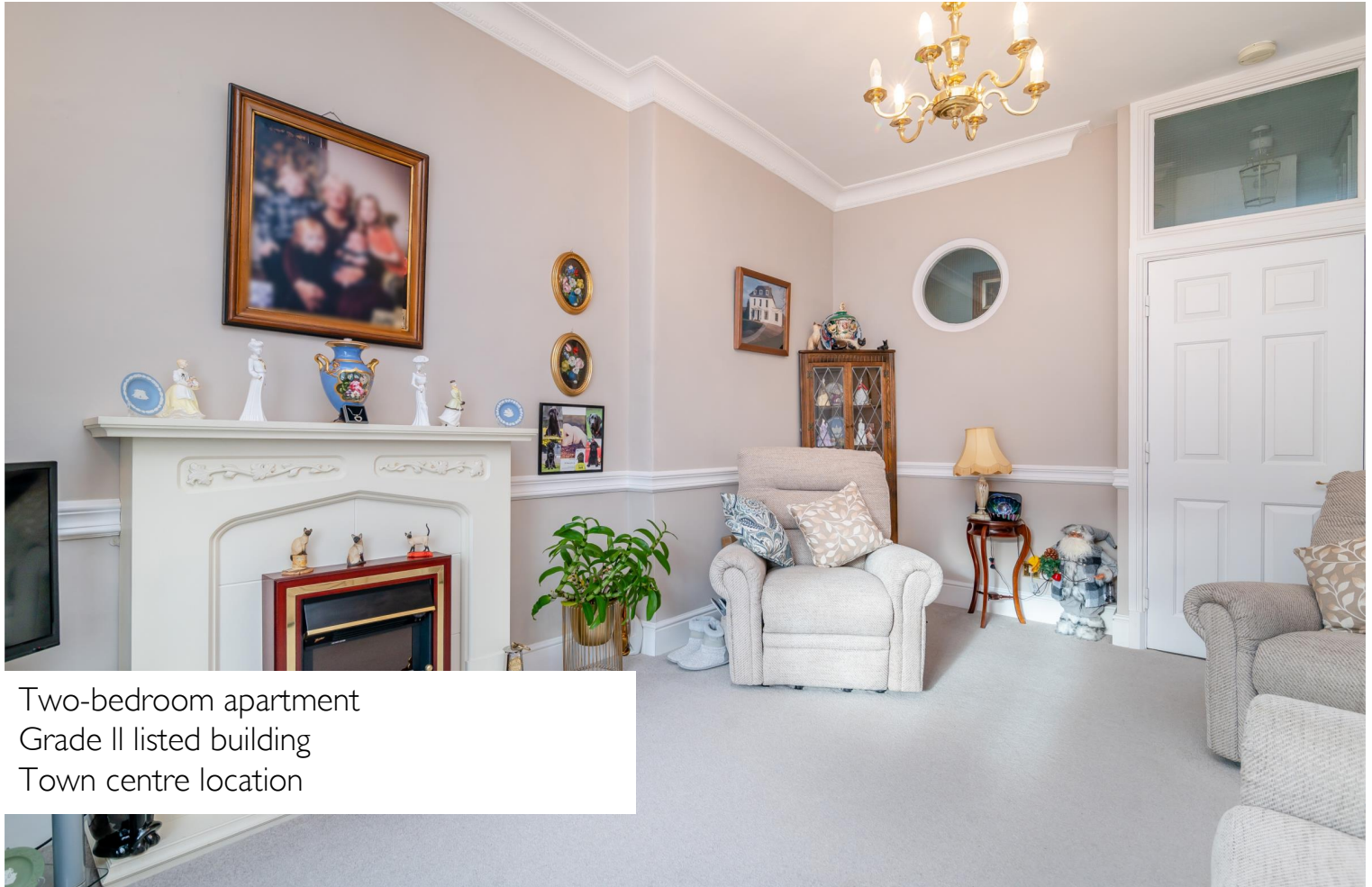
# MONMOUTH

Guide price **£190,000**



# BRIZE NORTON SUITE

Beaufort Arms Court, Monmouth, Monmouthshire NP25 3UA



Two-bedroom apartment  
Grade II listed building  
Town centre location

Located in the heart of Monmouth Town, this characterful apartment is a stone's throw from the bustling high street and local amenities, including food stores such as Marks & Spencer and Waitrose, a pharmacy and independent cafes and restaurants.

Monmouth also benefits from fantastic schooling, catering to all ages. With accessible road links to the A40, the property allows for easy commuting to neighbouring towns and cities, while bordering the Wye Valley, outdoor pursuits and countryside walks can be enjoyed, creating a wonderful balance between town and countryside living.

## STEP INSIDE

The main building boasts a sophisticated and secure intercom system, ensuring controlled access through the elegant double doors that lead into the magnificent communal hallway. This impressive space is adorned with a stunning sweeping staircase that gracefully ascends to the upper levels, accompanied by a convenient lift that provides easy access to all floors.

Upon entering the apartment, a welcoming hallway provides access to all areas. The spacious sitting room, illuminated by a large sash window, is filled with natural light and includes a cosy electric fireplace.

The kitchen is well-appointed with a selection of wall and base units, as well as an integrated oven and hob. Completing the lower floor is a bathroom with a full four-piece suite.

From the hallway, steps lead to two generously sized double bedrooms, with the principal bedroom offering ample built-in wardrobes and storage space.

Guide price  
£190,000



### KEY FEATURES

- Well-presented two-bedroom apartment
- Town centre location
- Grade II listed building
- Period features
- Lift to all floors
- Allocated parking space



### STEP OUTSIDE

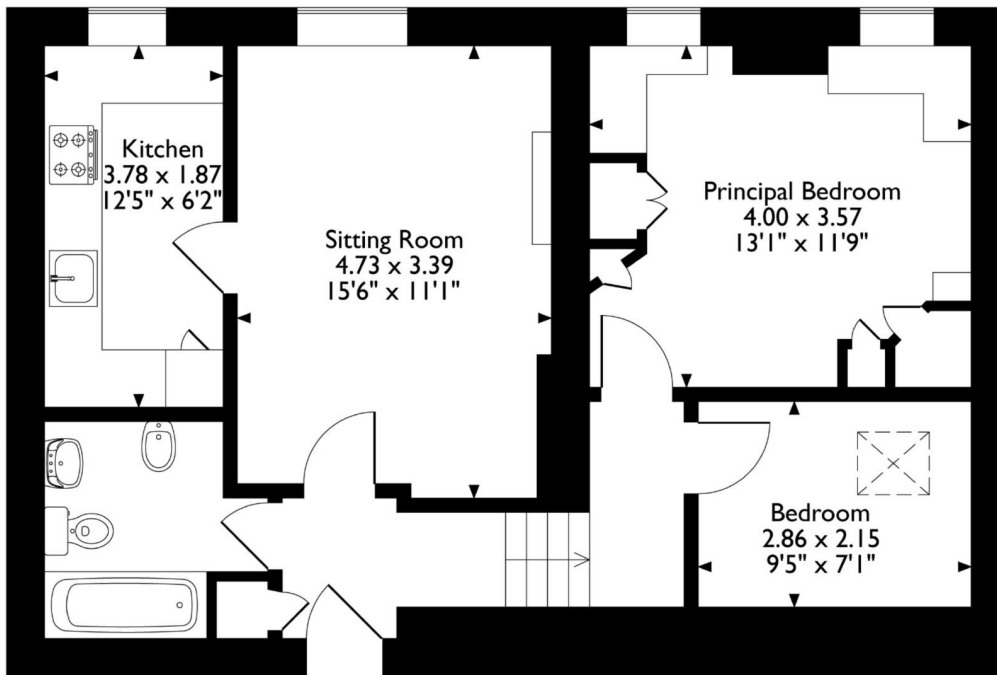
The apartment is located in a quiet courtyard just off the main high street and benefits from one allocated parking space.

### LEASE INFORMATION:

999 years from 1/1/1988.

Service charge is currently £3,153.48 per annum (2024).





**Third Floor**

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.

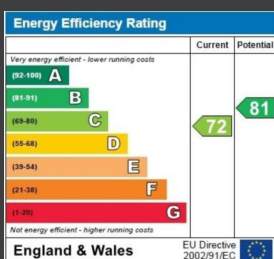
**DIRECTIONS**

With Archer and Co situated on your left, take the pedestrian walkway past the Punch House under the archway where the door to Beaufort Arms Court is located on the left.



**INFORMATION**

Postcode: NP25 3UA  
 Tenure: Leasehold  
 Tax Band: D  
 Heating: Gas  
 Drainage: Mains  
 EPC: C



2 Agincourt Square, Monmouth, NP25 3BT  
 01600 713030  
 monmouth@archerandco.com  
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.