



# MONMOUTH

Guide price £210,000



**A** ARCHER & CO

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To book a viewing call 01600 713030



# WHITNEY 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.





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### KEY FEATURES

- Beautifully presented two-bedroom apartment
- Located on the top floor
- Town centre location
- Grade II listed building
- Lift to all floors
- Allocated parking space



# STEP INSIDE



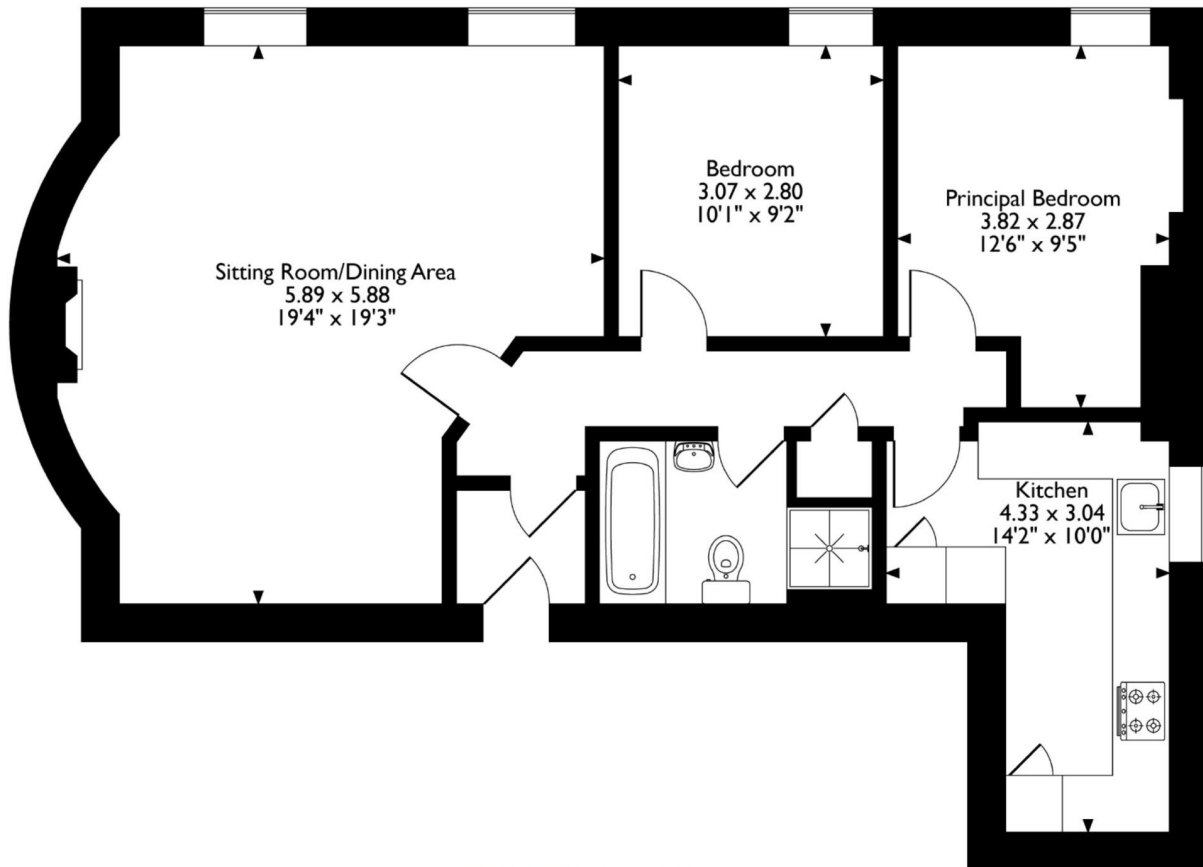
The main building boasts a sophisticated and secure intercom system, ensuring controlled access through the elegant double doors that lead into the magnificent communal hallway. This impressive space is adorned with a sweeping staircase that ascends to the upper levels, accompanied by a convenient lift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

As you enter the apartment, a welcoming hallway leads to all areas.

The spacious sitting and dining room is bathed in natural light from two large sash windows, creating an inviting atmosphere. This generously sized space features a cosy electric fireplace with a striking marble surround and offers ample room for a dining table and chairs.



Beaufort Arms Court, Whitney Suite, Agincourt Square, Monmouth  
Approximate Gross Internal Area  
72 Sq M/775 Sq Ft



**Third 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. Unauthorized reproduction is prohibited.

The well-appointed kitchen boasts newly fitted modern wall and base units, an integrated oven, and an induction hob, with designated space and plumbing for a washing machine and dishwasher.

Off the hallway, two double bedrooms have feature sash windows to the front aspect and have been tastefully decorated.

Completing this beautifully presented apartment is a stylish family bathroom.

# STEP OUTSIDE



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

## LEASE DETAILS

999 years (less 3 days) from 1st January 1988.

Service charge is currently £3,252.00 per annum (2024).

Ground rent is £1 per annum.

## INFORMATION

Postcode: NP25 3UA

Tenure: Leasehold

Tax Band: E

Heating: Gas

Drainage: TBC

EPC: D






## 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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>65</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			<b>65</b>
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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