



MONMOUTH

Guide price **£170,000**



www.archerandco.com

To book a viewing call 01600 713030

FLAT 4, THE CHANTRY

The Parade, Monmouth, Monmouthshire NP25 3PA



Immaculately presented first floor over 55s apartment
Stunning award-winning communal gardens
Short flat walking distance to Monmouth town centre

Located a stone's throw from Monmouth town centre, this lovely apartment is located within a short flat walk 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.

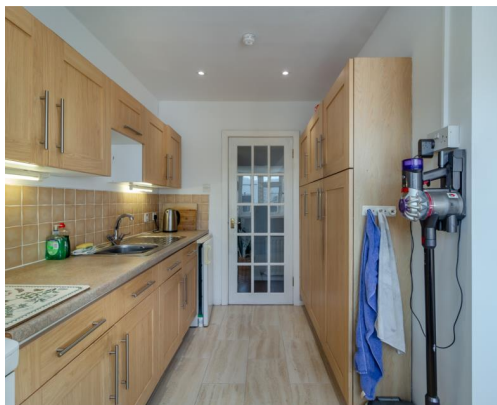


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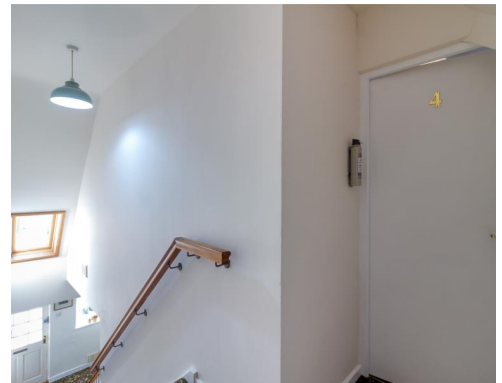


KEY FEATURES

- One bedroom first floor apartment
- Well-presented throughout
- Award winning communal gardens
- Over 55s complex
- Flat walking distance to Monmouth town
- Driveway parking



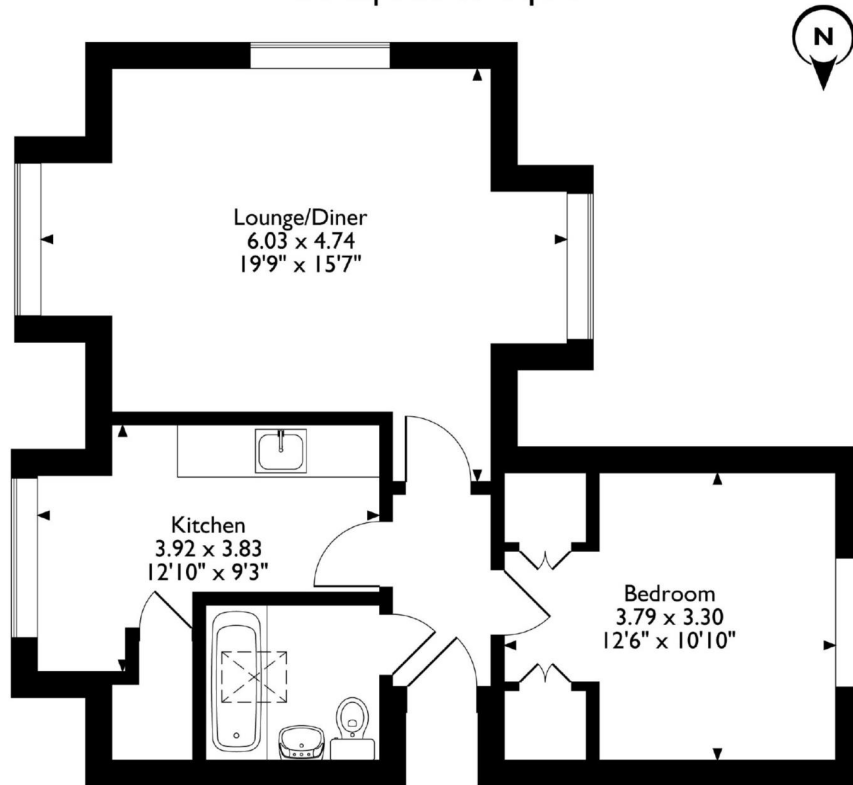
STEP INSIDE



The Chantry is an immaculately presented, privately owned complex of seven apartments, set back from the road in level, central grounds that offer exceptional privacy while boasting far-reaching views of the surrounding hills.

This charming first-floor apartment enjoys pleasant outlooks over the front and rear gardens. The spacious lounge is bright and airy, featuring triple-aspect windows that flood the room with natural light and provide lovely views of the gardens and The Kymin beyond. A cosy feature fireplace with a marble inset and hearth adds to the room's charm.

The Chantry, Flat 4, The Parade, Monmouth
Approximate Gross Internal Area
51 Sq M/549 Sq Ft



Ground 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.

The kitchen/breakfast room is well-appointed with a range of wall and base units, offering space for an electric oven, fridge freezer, and a washing machine, along with room for a small breakfast table.

The generously sized bedroom includes fitted wardrobes and a window overlooking the front gardens, while the bathroom is equipped with a bath and overhead shower, WC, and wash hand basin, completing this delightful apartment.

STEP OUTSIDE



The front of the complex is a driveway and parking area flanked by level open plan lawned gardens. The gardens have been attractively laid out and enjoy a south facing aspect enclosed by tall conifer hedging and stone walls providing complete privacy.

Professionally landscaped by Julian Dowle Associates, a former Chelsea Flower Show medal winner, the gardens offer a picturesque and tranquil setting for residents to enjoy. They feature paved seating areas, beautifully arranged flowerbeds, and an Amtega summer house equipped with electricity, providing the perfect spot for relaxation.

AGENT'S NOTE

The flat is Leasehold with the details of the lease below:
125 years from the 1st January 2004
Management Fee, currently £400 per quarter, includes building insurance, water rates, maintenance and upkeep of all communal areas including gardens, driveway etc.

The management company who owns the Freehold is made up of the 7 residents of The Chantry and each own 1/7th of the management company. The management company decide how much the Management Fee should be and what it should be spent on, aside from the usual outgoings.

INFORMATION

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





DIRECTIONS

From our Monmouth office, continue on Priory Street. Turn left at the traffic lights onto Monk Street and The Chantry is located a short distance along on the right-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	75	75
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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