



# MONMOUTH

Guide price **£175,000**



**A** ARCHER & CO

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To book a viewing call 01600 713030



# FLAT 3

120-122 Monnow Street, Monmouth, Monmouthshire NP25 3EQ



Beautifully presented two-bedroom apartment  
Situating in a Grade II listed building  
Convenient 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.





Guide price  
£175,000



## KEY FEATURES

- Two-bedroom apartment
- Stunningly presented
- Spacious accommodation throughout
- Town centre location
- Modern kitchen/breakfast room





# STEP INSIDE



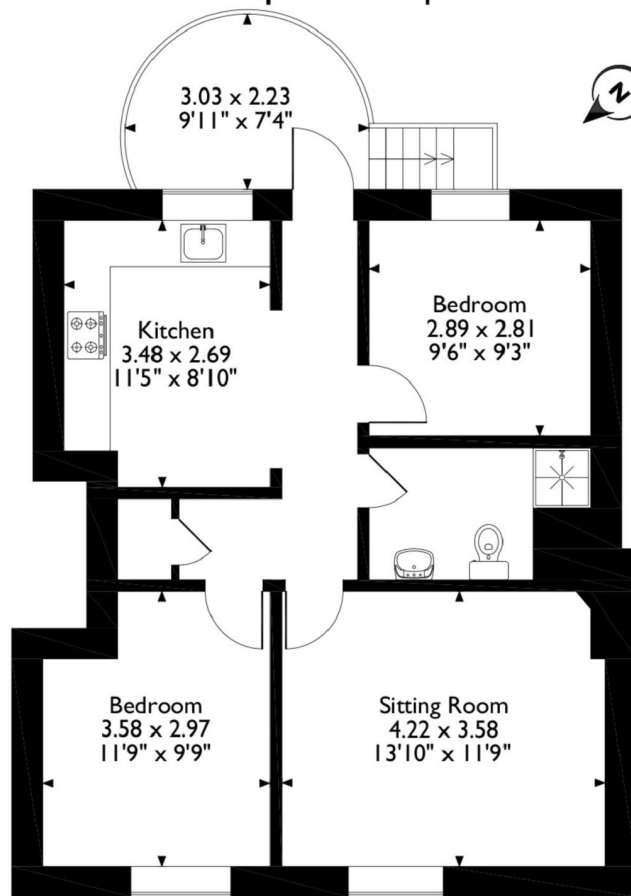
Perfectly positioned for town living, this unique apartment is the sole residence within a charming building.

The well-proportioned accommodation features solid oak flooring throughout, with all rooms conveniently accessed from a central hallway.

The recently upgraded kitchen, installed by the current owners, boasts high-quality wall and base units, a stylish Rangemaster cooker, a washer/dryer, and a contemporary breakfast bar.

At the front of the property, the bright and airy living room benefits from a large sash window that fills the space with natural light. It also offers ample room for a dining table and chairs and features a characterful brick fireplace with a wooden mantle and an electric fire.

Approximate Gross Internal Area  
57 Sq M/614 Sq Ft



**Second 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 principal bedroom is generously sized and tastefully decorated, while the second bedroom is also a comfortable double.

A modern shower room with a sleek white three-piece suite completes this beautiful apartment.



# STEP OUTSIDE



An entrance from Monnow Street leads through to the rear of the building, opening into a courtyard garden which gives access to the apartment. The apartment is situated on the top floor and is accessed via a metal stairway. At the top, a seating area provides a perfect spot to take in the picturesque hillside views towards The Kymin.

#### AGENT'S NOTE:

New windows were fitted to the back of the property in 2022 and secondary glazing to the front.

Buildings insurance is one third of the cost of the whole building which was approx £191 for this current year.

The vendors advise that a new EPC is being produced and will be available asap.

#### LEASEHOLD DETAILS:-

999 years from 1st January 2021

Ground Rent: £250 per annum (this can also be paid half-yearly)

Service Charges: Before or as soon as possible after the start of each year the landlord shall prepare and send the tenant an estimate of the service costs for that service charge year. The certificate shall be in accordance with the service charge accounts prepared by the landlord's independent accountants. The vendors advise that there have not been charged any service costs in the last four years.

## INFORMATION

Postcode: NP25 3EQ

Tenure: Leasehold

Tax Band: C

Heating: Electric

Drainage: Mains

EPC: E



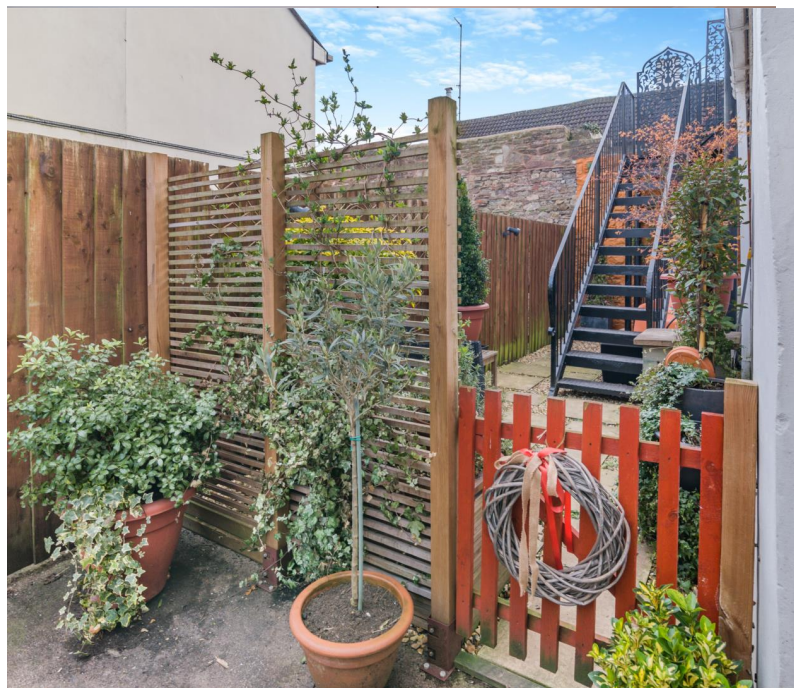




## DIRECTIONS

From our Office in Agincourt Square, proceed down Monnow Street towards the Bus Station and Waitrose. The property will be found on the left hand side a short distance after the supermarket.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
		78
	40	
England & Wales		
EU Directive 2002/91/EC		

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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.