



# MONMOUTH

Guide price **£130,000**





# FLAT 5, THE CHANTRY

The Parade, Monmouth, Monmouthshire NP25 3PA



One bedroom over 55's apartment  
Lovely award-winning gardens  
Flat walking distance to Monmouth town

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.

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 apartment
- Over 55's complex
- Well-presented throughout
- Award winning communal gardens
- 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 delightful first-floor apartment boasts attractive views over both the front and rear gardens. It has also been freshly decorated and new carpet and flooring have been fitted throughout.

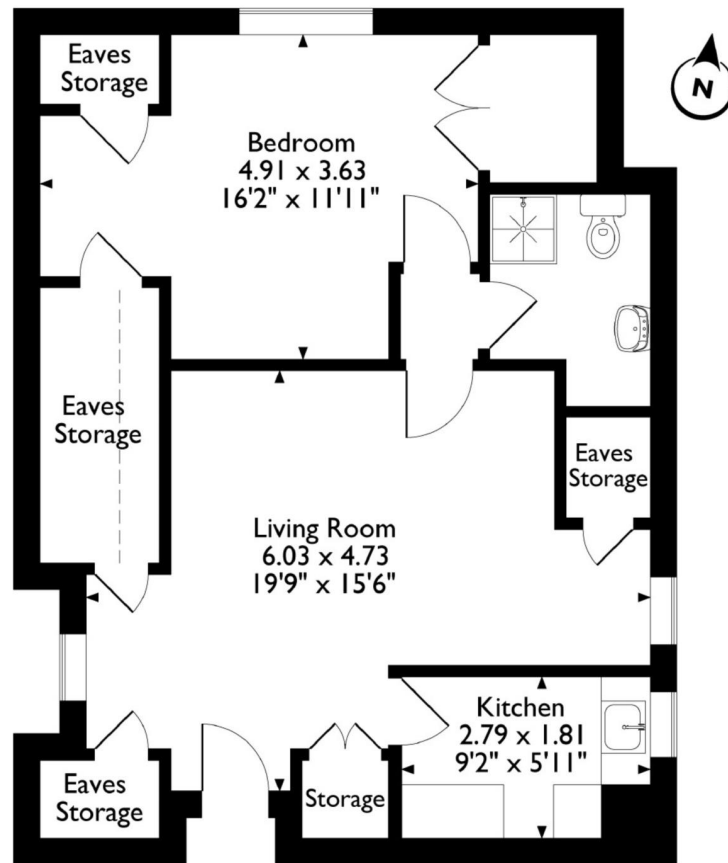
The spacious, light-filled lounge features triple-aspect windows that not only bathe the room in natural light but also offer lovely views of the gardens and The Kymin beyond.

The well-equipped kitchen includes a range of wall and base units, with an electric oven, fridge freezer, and space for a washing machine.



## The Chantry, Flat 5, The Parade, Monmouth

Approximate Gross Internal Area  
51 Sq M/549 Sq Ft



### First 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 generously proportioned bedroom benefits from fitted wardrobes and a window overlooking the front gardens.

Completing the apartment is a shower room fitted with a shower cubicle, WC, and wash hand basin - making this a truly appealing and comfortable home.

# 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 Amdega summer house equipped with electricity, providing the perfect spot for relaxation.

## LEASEHOLD DETAILS:

The flat is Leasehold with the details of the lease below:

125 years from 1st January 2004.

Service Charge is currently £400 per quarter. The service charge also includes water rates, building insurance, maintenance, gardens, driveways, and up keep of all communal areas 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 - share of freehold

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)	78	78
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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