



MONMOUTH

Guide price **£155,000**

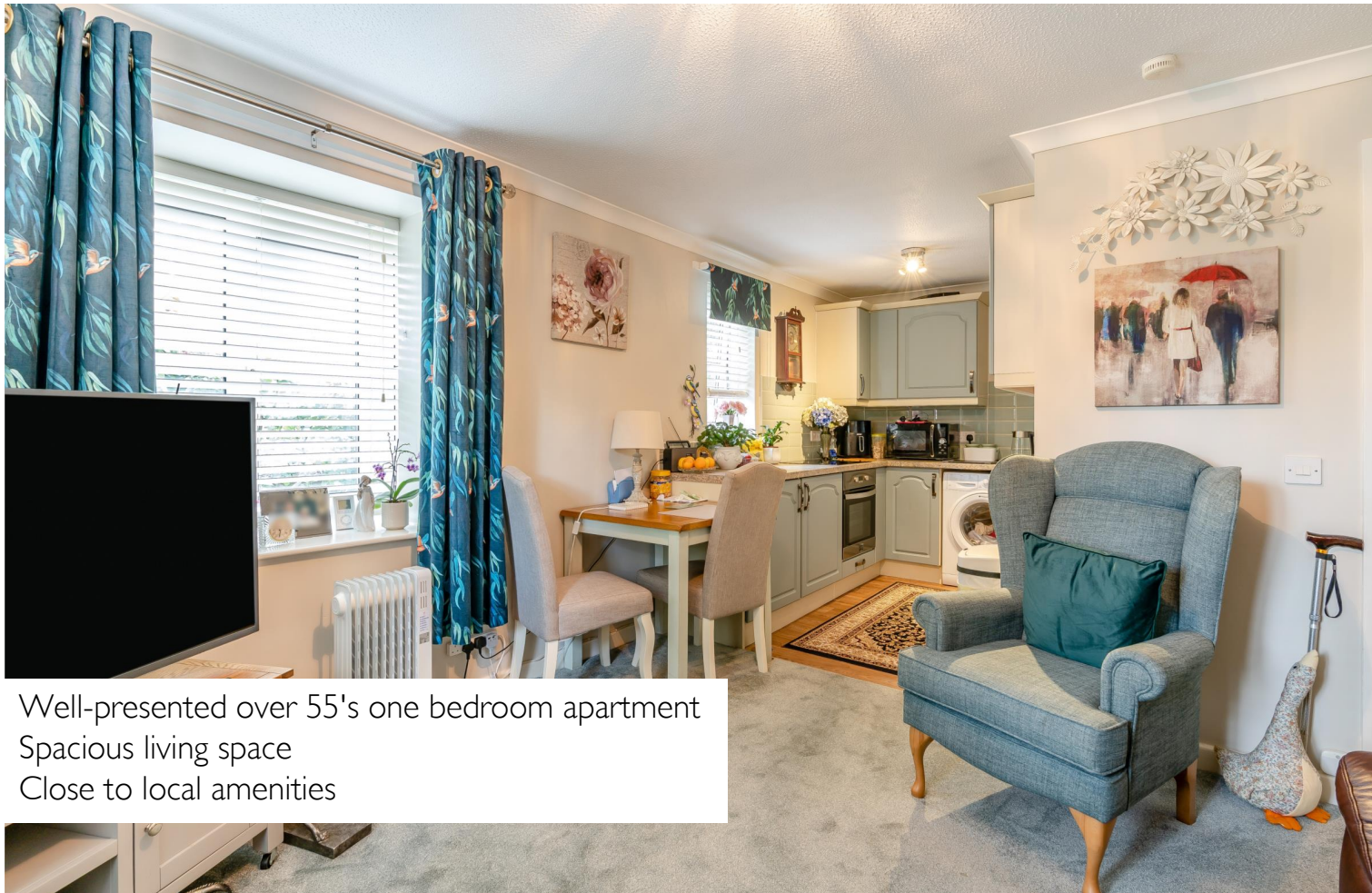


www.archerandco.com

To book a viewing call 01600 713030

FLAT 6, KINGSMEAD COURT

Monmouth, Monmouthshire NP25 3PT



Well-presented over 55's one bedroom apartment
Spacious living space
Close to local amenities

Positioned in the heart of Monmouth Town Centre, this low maintenance apartment is ideally located within a stone's throw from the high street.

The charming market Town of Monmouth is steeped in history, with well-regarded schooling, bespoke shops, cafes, and restaurants as well as retailers such as Marks & Spencer and Waitrose.

Well-connected to the A40, the property allows for easy commuting with fantastic road links, yet is perfectly situated for rural living, with picturesque countryside surrounding and scenic walks.

STEP INSIDE

Accessed via a secure building, this low maintenance one bedroom apartment is well-proportioned with a spacious living room and practical kitchen.

The inner hallway accesses all rooms, with two cupboards for storage.

The principal bedroom is a generous double with multiple fitted wardrobes, ideal for utilising space.

The spacious living room offers ample space for seating and a small dining table and folds through into the practical kitchen.

The recently modernised kitchen benefits from a range of wall and base units with integrated appliances to include an oven and four-ring hob.

The shower room is well-equipped with a walk-in shower with hand rails, WC and wash hand basin.

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KEY FEATURES

- Well-presented one bedroom apartment
- Communal gardens
- Views over the river
- Spacious recently modernised kitchen/living room
- Ample storage space
- Communal facilities



STEP OUTSIDE

The apartment offers communal lawned sections surrounding and mature shrubs bordering the paved pathways. Situated on the riverside, there are scenic walks to be enjoyed, and the tranquillity of the ever-changing tide.

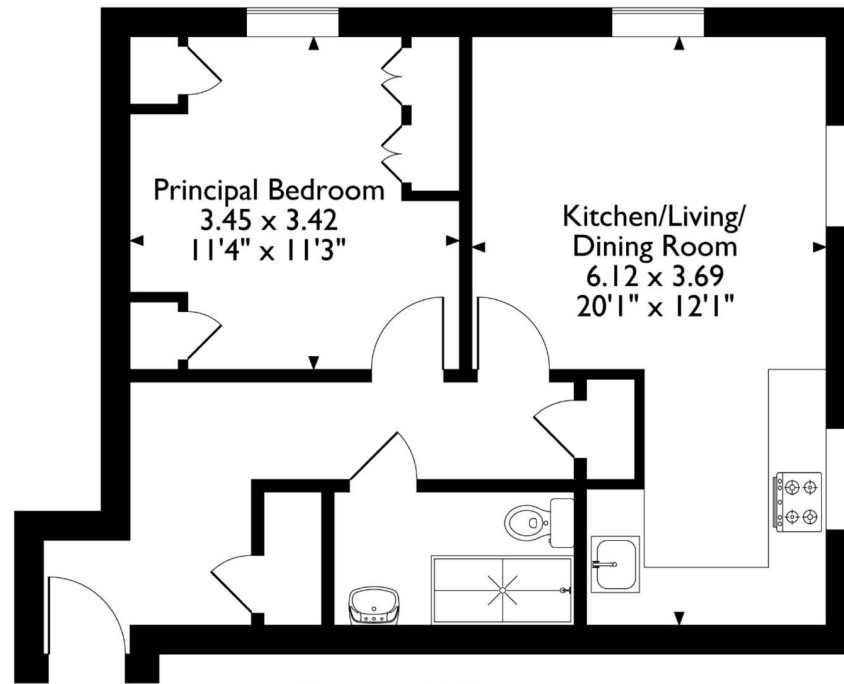
LEASE DETAILS:

Lease terms is 999 years from 1st January 1987
Ground rent and service charge combined - currently £1,800 per annum (2025).



Kingsmead Court, Flat 6, The Oldway Centre, Monmouth

Approximate Gross Internal Area 45 Sq M/484 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.

DIRECTIONS

From our Office in Agincourt Square, proceed down Monnow Street. Continue towards the end of the High Street and then turn right towards the Bus Station and Kingsmead Court will be found ahead (on the left-hand side).



INFORMATION

Postcode: NP25 3PT
Tenure: Leasehold
Tax Band: D
Heating: Electric
Drainage: Mains
EPC: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		74	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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