

CHRISTIE

R E S I D E N T I A L

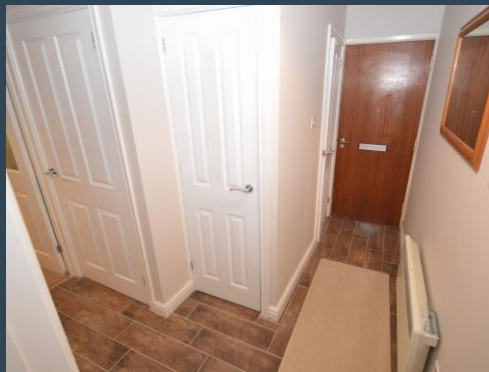


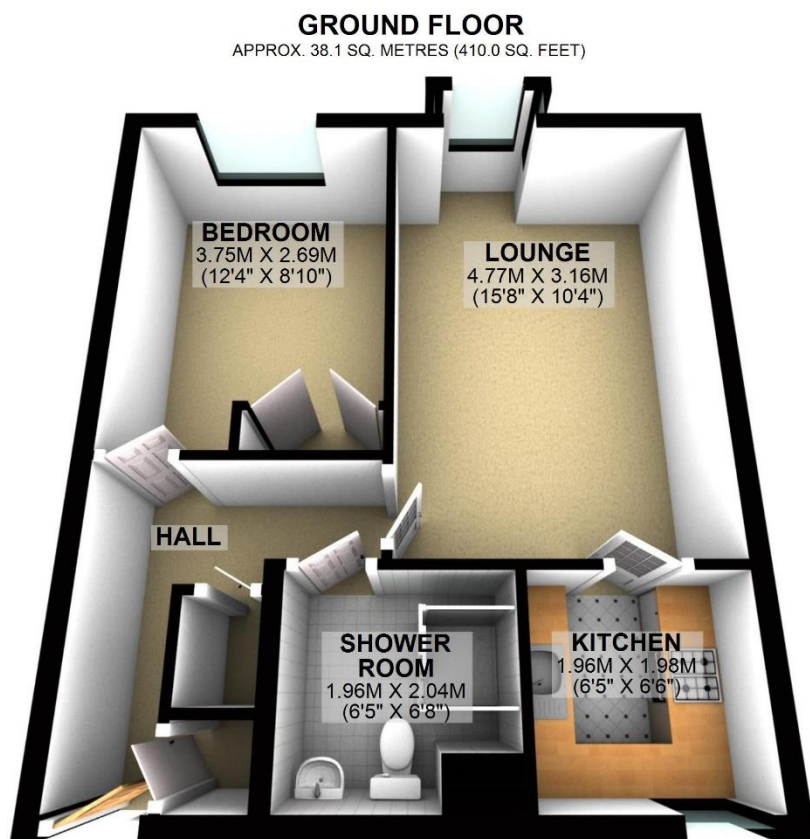
FLAT 3, BAILEY COURT, ABERGAVENNY, NP7 5PQ

A ground floor, one bedroom apartment situated in Bailey Court a development of retirement flats (age restricted to 55 years and over). The property is offered in exceptional order throughout with refurbished kitchen and bathroom and is conveniently located a short level walk from the town centre.

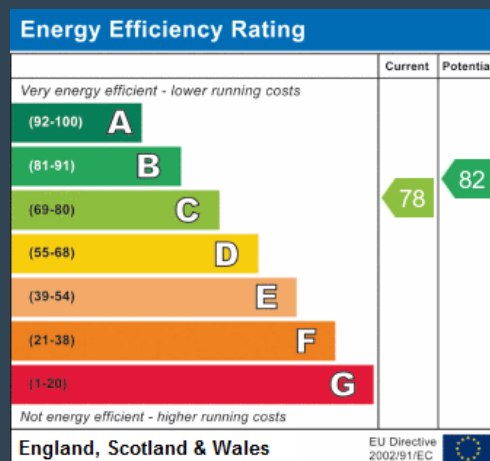
- Retirement Apartment
- Modern Fitted Kitchen
- 15' Lounge/Diner
- White Tiled Shower Room
- Communal Facilities
- Parking

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| PRICE | £109,950 |
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TOTAL AREA: APPROX. 38.1 SQ. METRES (410.0 SQ. FEET)



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ABOUT THIS PROPERTY

A purpose built one bedroom retirement apartment conveniently situated on the ground floor of Bailey Court offering warden assistance and located within easy level walking distance of town. The property is offered in exceptional order and affords well proportioned accommodation throughout. It comprises a tile entrance hall, to the 15' lounge with feature bay window, stylish fitted kitchen, double bedroom with fitted wardrobes and modern, white tiled shower room. Further benefits include excellent storage, electric heating and double glazing. Bailey Court is a development of retirement apartments (age restricted to 55 years & over). It benefits from a range of useful facilities including 24 hour emergency response system, communal laundry room, guest bedroom and shower room (subject to availability), communal lounge and gardens, and on-site resident and visitor parking.

ABOUT THE LOCATION

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Bloreng and the Sugarloaf mountains, Abergavenny is known as the 'Gateway to Wales'. It is situated twelve miles from the English border and just south of the Black Mountains in the Brecon Beacons National Park. Steeped in history Abergavenny was originally a Roman Fort then a medieval walled town. It is now a market town with arguably more life than nearby Usk and Monmouth. It offers a wide range of amenities with major supermarkets, weekly retail and farmers markets, a high street comprising of recognized chains and local department stores, leisure centre, a number of churches and Neville Hall Hospital. Its location means that Abergavenny acts as the major transport hub for the area. The Railway station allows easy access to anywhere on the rail network. The A465, Heads of the Valleys Road is one mile out of town with the M50 / M4 a further 25 minutes away. Furthermore there is a large bus station with an extensive range of routes to neighbouring towns and villages and as far afield as Cardiff. For further information on school catchment areas and community provisions go to www.monmouthshire.gov.uk or call 01633 644488.

DIRECTIONS

From our office in Cross Street (NP7 5EU) follow Monk Street (A40) north to the traffic lights. Cross over the lights and turn right into Bailey Court which is situated opposite the entrance to Bailey Park.

USEFUL INFORMATION

COUNCIL TAX: Band B. The local authority is Monmouthshire County Borough Council – 01633 644644

SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property.

TENURE: We believe the property to be leasehold with 971 years remaining. There is a monthly service charge of £74. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase

VIEWING: Strictly by prior appointment via CHRISTIE RESIDENTIAL on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, CHRISTIE RESIDENTIAL.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

Please be aware that neither CHRISTIE RESIDENTIAL nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, CHRISTIE RESIDENTIAL have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via CHRISTIE RESIDENTIAL, as owners' agents.