

CHRISTIE

R E S I D E N T I A L



24 RIVERSIDE COURT, SWAN MEADOWS, ABERGAVENNY, NP7 5HF

An impressive first floor two double bedroom apartment located in the sought after retirement development of Riverside Court. This superb home is offered in excellent condition throughout and benefits from a large lounge/diner with Juliet Balcony, master bedroom with en-suite and excellent communal facilities.

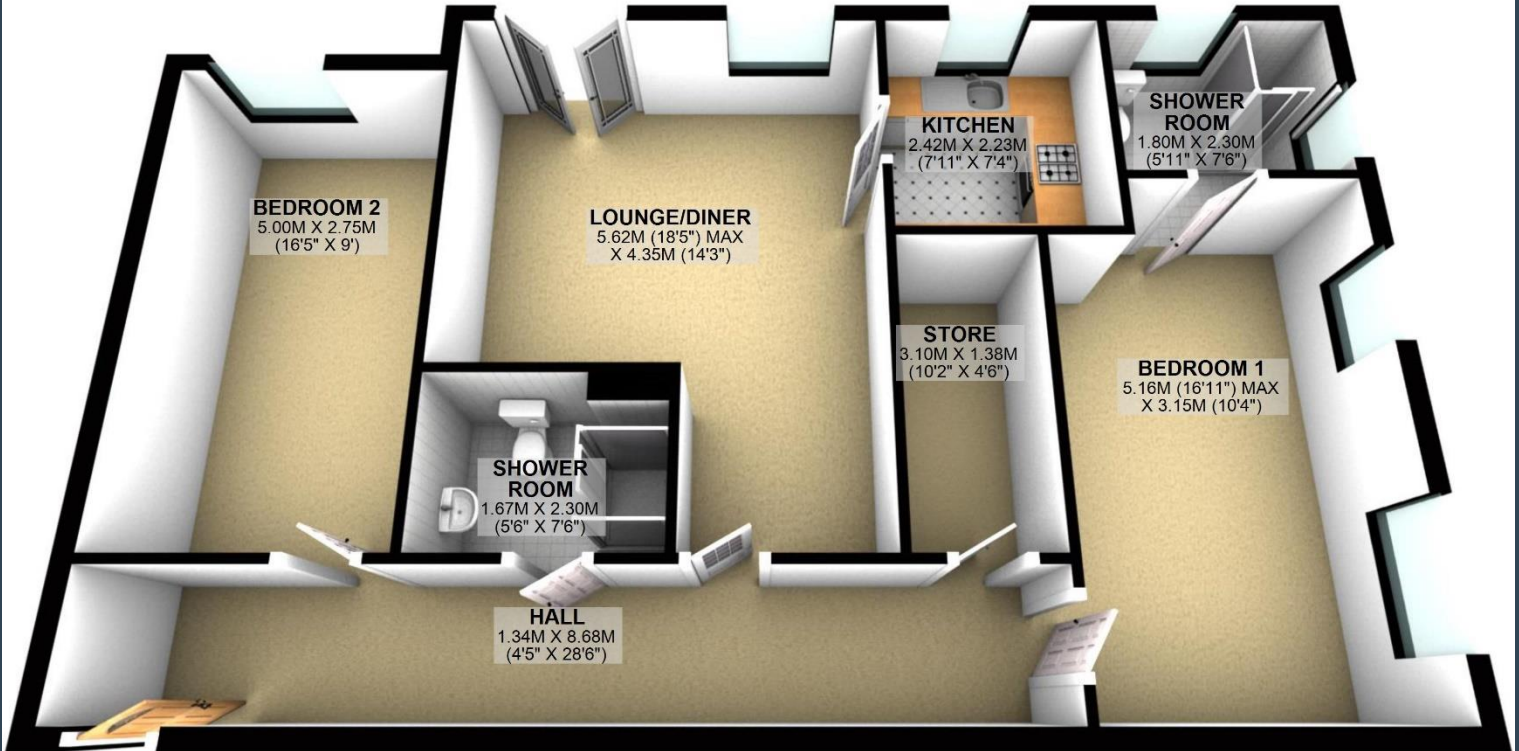
- Two Double Bedrooms
- Beautifully Presented Throughout
- Modern Fitted Kitchen
- En-Suite Bathroom & Shower Room
- Allocated Parking Space
- Town Centre Location

PRICE £350,000



FIRST FLOOR

APPROX. 82.4 SQ. METRES (886.8 SQ. FEET)



TOTAL AREA: APPROX. 82.4 SQ. METRES (886.8 SQ. FEET)

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | 85 | 85 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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ABOUT THIS PROPERTY

A well presented two bedroom apartment set on the first floor of the sought after Riverside Court retirement development located a short walk from the wide ranging amenities of Abergavenny town centre. The property affords generously proportioned accommodation throughout comprising an entrance hall that leads to a superb, L-shaped lounge/diner with Juliet balcony overlooking the park and Y Fenni River. Off the lounge there is a modern fitted kitchen with integrated appliances. There is a bright, south facing master bedroom with en-suite shower room, a large second double bedroom with and a shower room. Further benefits include economical underfloor heating, quality fixtures and fittings, and allocated parking. Built by McCarthy & Stone in 2017, Riverside Court provides independent retirement living for over 60s, supported by an experienced House Manager and 24hr emergency call system, and offering a range of facilities. These include a large communal lounge offering a range of activities and warm welcome from the established community of residents. In addition, there is allocated parking, manicured communal grounds to enjoy, a guest suite available for family and friends at a small cost, a laundry.

ABOUT THE LOCATION

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Blorenge and the Sugar Loaf 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 Nevill 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 community provisions go to www.monmouthshire.gov.uk or call 01633 644488.

DIRECTIONS

From our office on Cross Street head out of the town on the A40 to the bus station and Riverside Court can be found to the rear adjacent to the Y Fenni River.

USEFUL INFORMATION

COUNCIL TAX: Band D. 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 (999 years from 1st June 2016). There is a service charge payable of £3996.00 with a Ground Rent of £257.50 P.A. 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.