

# CHRISTIE

R E S I D E N T I A L



## 24 Sarno Square, Abergavenny, NP7 5JT

A two bedroom second floor apartment situated within a former Victorian Hospital within easy reach of Abergavenny town centre. Benefits include a 22' lounge/diner, master bedroom with en-suite shower room and a superb setting within communal grounds. Offered with no onward chain.

- Two Bedroom Apartment
- Second Floor
- 22' Lounge / Diner
- Master Bedroom With En-Suite Shower Room
- Family Bathroom
- Landscaped Communal Grounds

---

|       |          |
|-------|----------|
| Price | £180,000 |
|-------|----------|

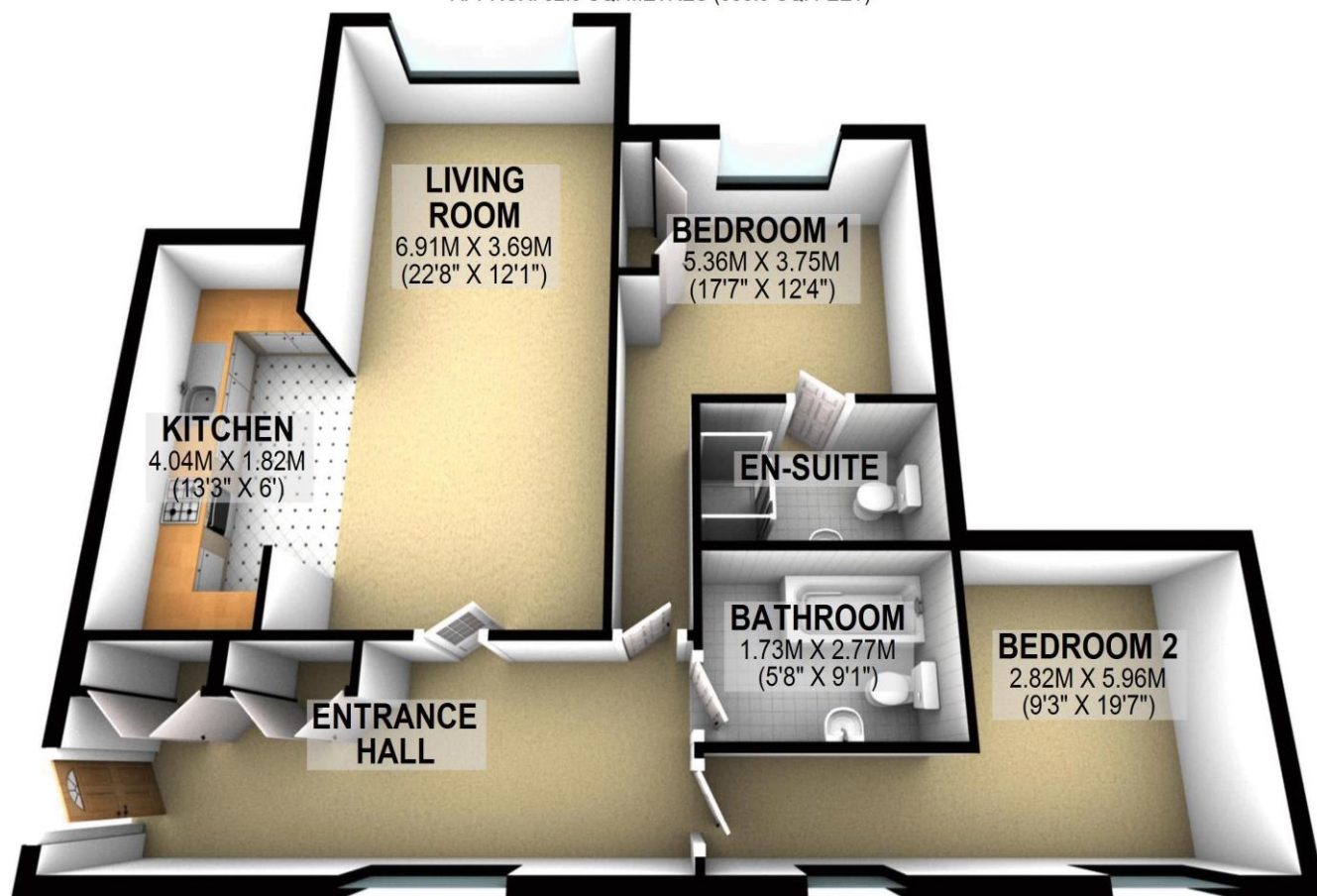
---





## GROUND FLOOR

APPROX. 82.5 SQ. METRES (888.3 SQ. FEET)



TOTAL AREA: APPROX. 82.5 SQ. METRES (888.3 SQ. FEET)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# CHRISTIE

R E S I D E N T I A L

## About this property

A two bedroom apartment situated on the second floor of Sarno Square, a Victorian hospital conversion on the award winning Parc Pen Y Fal development. Offering generous proportions coupled with period features and high ceilings, the accommodation comprises an entrance hall that leads to a 22' lounge/diner off which is a fitted kitchen. In addition there is a master bedroom with en-suite shower room, second bedroom and three piece bathroom. What sets the development apart from others in the area are the superb, manicured communal grounds reserved for exclusive use by the residents of Sarno Square. It is an exceptionally peaceful setting close to the wide-ranging amenities of Abergavenny's vibrant town centre, and also conveniently located for access to the railway station. With further benefits including allocated parking and gas central heating, this property is offered with no onward chain.

Abergavenny is a popular market town nestled amidst the Seven Beacons with its skyline dominated by the Bloreng and the Sugar Loaf mountains, 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, popular bi-weekly market, a high street comprising of recognised chains and local department stores, leisure centre, a number of churches and Nevill Hall Hospital. Abergavenny is world renowned for its Food Festival which brings the UK's best chefs and culinary experts to the town every September. The town also offers a rich and vibrant range of cultural options including the Borough Theatre which offers an all year round programme of professional and amateur events, and the annual Abergavenny Writing Festival. 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.

## Directions

From our office in Cross Street (NP7 5EU) follow Monk Street (A40) north then take the first right into Lower Monk Street. Continue for some 300 meters and then proceed straight on at the mini roundabout. Take the second left into Sycamore Avenue, leading to Sarno Square.

## USEFUL information

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

**SERVICES:** We understand that there is a gas central heating system, and that mains electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1000 Mbps. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

**TENURE:** We believe the property to be Leasehold (999 years from 2003). Service Charge for 2024-25 was £6,976.90. This included a one off charge of £119,949.60 for external decoration. This includes Block Charges of £4,976.05 and an estimated gas heating charge of £1,002.00. The advance gas payment is later corrected by a meter reading and amended as necessary. 2024-2025 is an unusually high figure as it includes an external decoration fee of £119,949.60, over the last few years the service charge has been between £5,000 to £5,500. There is an additional ground rent of £247.00 per annum. 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.