

# CHRISTIE

RESIDENTIAL

7 Mansion House, Wedgwood Gardens, Abergavenny, NP7 7AF

Price £575,000



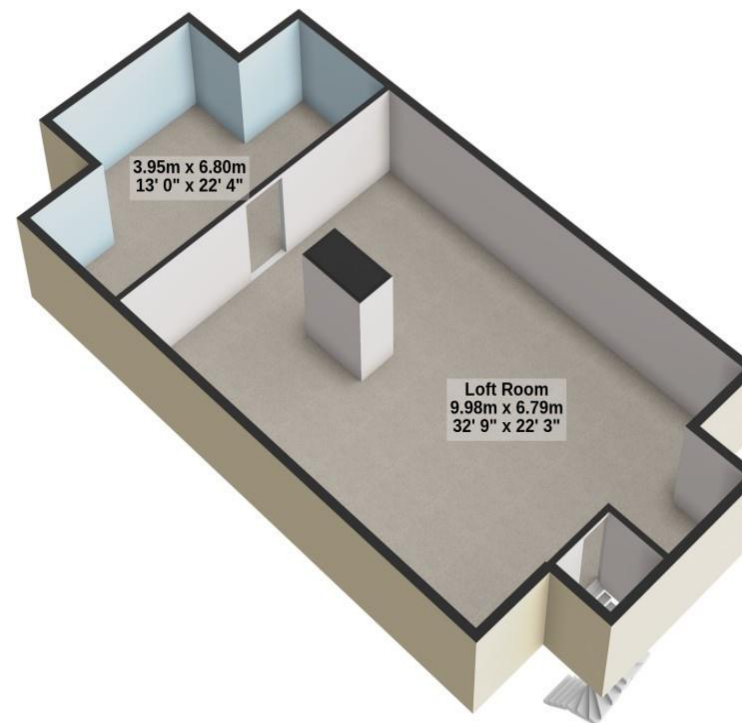
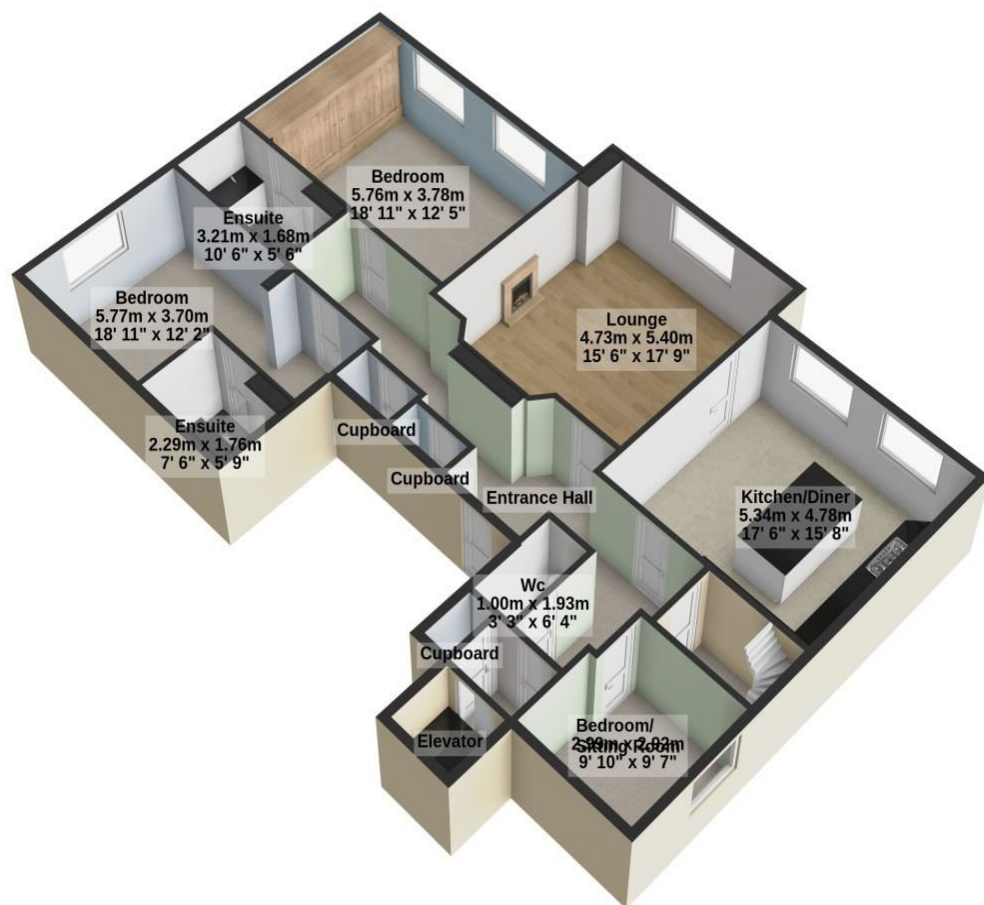




## About this property

A truly exceptional three bedroom penthouse apartment, occupying the entire upper floor of an 18th-century mansion forming part of the exclusive Wedgwood Park development on the north western fringe of Abergavenny. The property offers a compelling blend of generous accommodation, quality fixtures and fittings throughout and a select location within private communal grounds. One of only five apartments within this imposing building, the apartment is accessed via a hugely impressive entrance lobby, with original stained glass windows and sweeping staircase that leads to the second floor landing. A lift also provides direct access into the apartment itself, where a generous hallway with high ceilings and oak doors leads to all principal rooms. The large living room includes a feature fireplace, drinks cabinet, and a wonderful southerly aspect providing superlative views over the grounds and across the town. The wonderful kitchen/diner enjoys similar views and has been fitted with a sleek Sigma 3 kitchen. This includes extensive fitted storage, and a large central island complete with quartz worktops. There are a range of integrated Neff appliances, including induction hob, double oven, dishwasher and fridge freezer. The principal bedroom also benefits from large south-facing windows and has been fitted with a full wall of fitted storage. The en-suite shower room has been finished to the highest standard, with double marble-topped basins, floor-to-ceiling tiling, and a generous walk-in shower. There is a further large en-suite double bedroom including shower room and a third double bedroom currently used as a snug. In addition, there is a guest WC. A staircase within the apartment leads to a 700 sq ft attic space with full head height, which offers a wealth options, whether as a work space, hobby room, or just easily accessible storage. Residents of Wedgwood Park enjoy exclusive use of the renowned walled garden that forms part of the development. This was the brainchild of the original owner, John Wedgwood, founder of the Royal Horticultural Society, and is a unique benefit of life in Wedgwood Park. The garden is meticulously maintained and provides outside space for all the residents to enjoy and provides a number of seating areas from which to survey the spectacular views south across the town to the Bloreng Mountain, and north, towards the Deri Mountain. Accessed from the walled garden is a private area of woodland, ideal for dog walkers, and including a barbequing area for a spot of alfresco dining. With further benefits including a single garage, allocated parking and quality fixtures and fittings throughout, this is an exceptional home, enjoying an unparalleled, exclusive location within walking distance to Abergavenny's vibrant town centre.





Total Floor Area : 215.8 sq.m. (2323 sq.ft.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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## Directions

From our office on Cross Street (NP7 5EU), follow Monk Street (A40) north to the traffic lights. Turn left into Park Road, passing Bailey Park on your right. Take the second right opposite Tesco and follow the road (with the church on your left) to the traffic lights. Turn left then immediately right into Pen Y Pound Turn left then immediately right into Pen Y Pound. Continue up the hill and after passing the right turn for the Leisure Centre, take the 2nd right into Wedgewood Park.

## USEFUL information

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

**SERVICES:** We understand that mains gas, electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1800 Mbps. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

**TENURE:** We believe the property to be held on the remainder of a 225 year lease issued in July 2018. The vendors also own the freehold of the building – this is included in the sale. 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.

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

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.