



**Christie
Residential**
YOUR HOME, HANDLED WITH CARE

Tel: 01873 852221

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**3 Newmarket Court
Abergavenny
£185,000**

- ♥ First Floor Apartment
- ♥ Two Bedrooms
- ♥ Open Plan Kitchen/Lounge
- ♥ Bathroom and En-Suite Shower Room





About this property

A well presented two bedroom apartment situated on the first floor of Newmarket Court, a modern residential development located in the heart of Abergavenny's vibrant town centre. The property affords well-proportioned accommodation comprising an entrance hall, 19' open plan kitchen/lounge, master bedroom with en-suite shower room and fitted storage, second double bedroom and bathroom. In addition, the apartment benefits from modern electric heating, double glazing throughout and allocated parking for one car. This is a stylish modern home enjoying an exceptionally central location with all of Abergavenny's wide-ranging amenities on its doorstep. Offered with no onward chain.

About the location

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Blorenges 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, 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 the Angel Hotel in the centre of the town, follow Cross Street west and bear right past the Market Hall into Market Street. Follow to the T-junction and turn right into Lion Street. The flat can be accessed from Newmarket Court's private car park (2nd right). The What3Words reference is [///tennis.pitching.housework](#).

USEFUL information

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

SERVICES: We understand that mains electricity, water & sewerage are connected to the property. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 80 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

TENURE: We believe the property to be Leasehold (125 years from 2006). There is an annual service charge of approximately £1200 paid in six monthly instalments (the most recent being £601.87) and a ground rent of £200 P.A. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

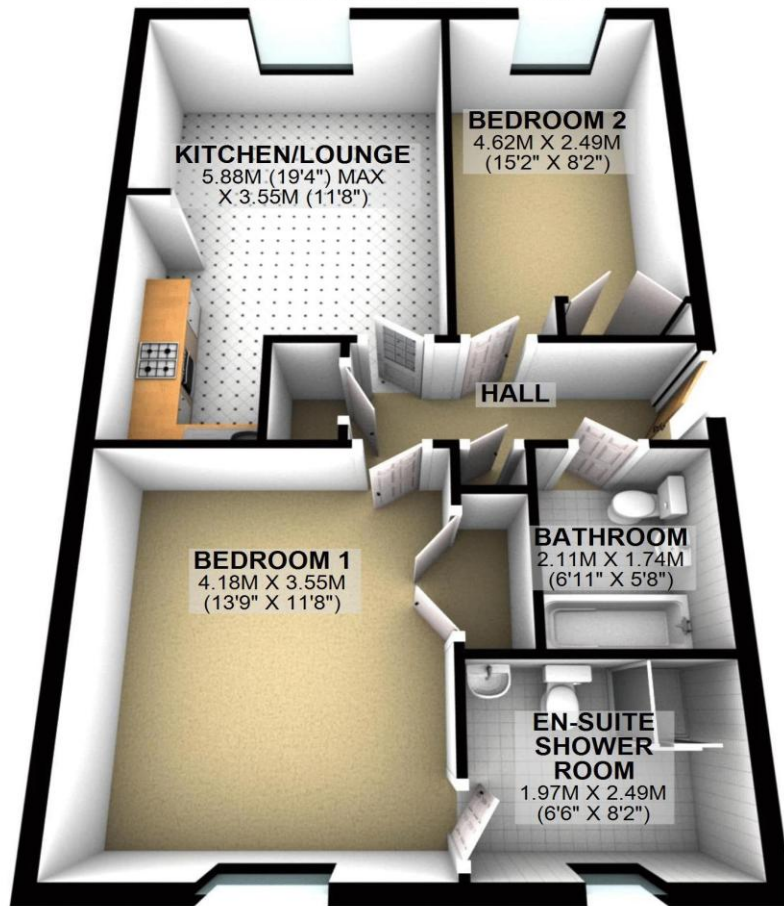
VIEWING: Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

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.

FIRST FLOOR

APPROX. 62.4 SQ. METRES (671.1 SQ. FEET)



TOTAL AREA: APPROX. 62.4 SQ. METRES (671.1 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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