



FLAT 4, AVENUE COURT

Abergavenny, Monmouthshire NP7 7DD

- * Spacious one-bedroom first-floor flat
- * Sought after location on western side of Abergavenny
- * Well-appointed kitchen with breakfast bar
- * Modern shower room
- * Allocated parking and communal grounds
- * EPC rating - C

£170,000



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Step Inside

This one-bedroom first-floor flat forms part of a converted period property situated in the highly sought after western side of Abergavenny. The accommodation comprises: entrance hallway, sitting room, kitchen with breakfast bar, a spacious double bedroom and a shower room. The main entrance door opens into a welcoming, well-lit communal hallway and carpeted stairs rise to the first floor landing. The entrance hallway leads to both a light and airy double bedroom with dual aspect windows and fitted wardrobes and a spacious sitting room with practical laminate floor and large window overlooking the garden. An archway opens into the kitchen which is fitted with ample wood-effect base and wall units complemented by a breakfast bar, a built-in cooker, 4-ring gas hob and extractor over. From the kitchen is a landing with window to the side leading to the fully-tiled shower room with corner enclosure and modern suite.

Step Outside

The shared gardens and grounds are well maintained with a level lawned area. There is an allocated parking space and plenty of space for visitors.

Location

Abergavenny is an historic town located on the banks of the River Usk and known as 'the Gateway to Wales'. The town is nestled between the Bloreng, Sugar Loaf and Skirrid Mountains and within a mile of the town centre are recreational walks through the beautiful countryside and along the Monmouthshire & Brecon Canal. A wide range of local amenities include shops, primary and secondary schools, banks, doctors, dentists, a library and a general hospital. Abergavenny has a leisure centre with swimming pool, a cinema, theatre and the area is well known for its many high quality restaurants. The town has a mainline railway station and good road links for commuting; the property is situated within easy reach of the commercial centres of south Wales via the Heads of the Valleys road and the A40/A449 linking to the M4, M5 and M50 motorways for Cardiff, Bristol and the Midlands.

Services

Mains electricity, gas, water and drainage. Gas-fired central heating.

Agent's Notes

Service charge - £55pcm

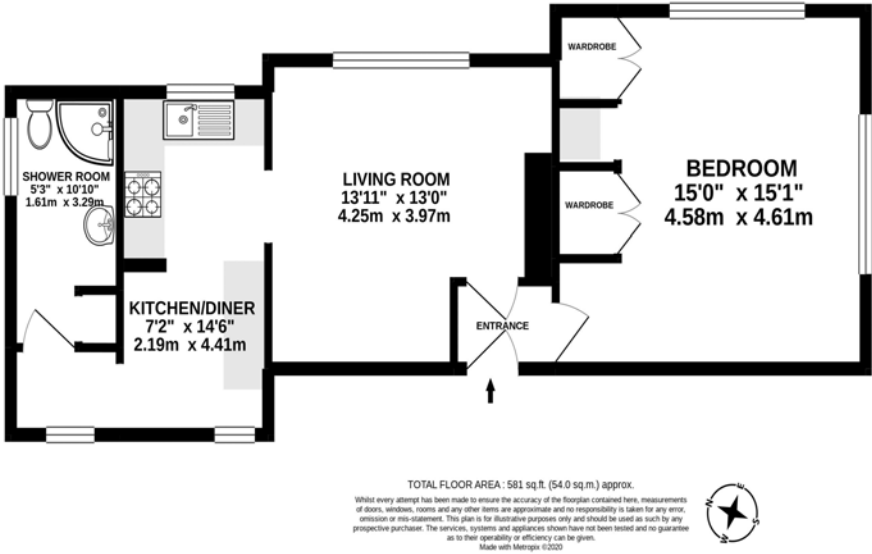
Tenure

Leasehold. 999 years from 2012.

Fixtures and Fittings

Unless specifically described in these particulars, all fixtures and fittings are

GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.

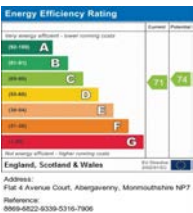


excluded from the sale though may be available by separate negotiation.

Directions

From Abergavenny take the Old Hereford Road (opposite Tesco) and turn left at the first set of traffic lights. Avenue Court can be found on the right-hand side.

Energy Rating



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