



FLAT 30 PLAS ELYRCH

TUDOR STREET | ABERGAVENNY | MONMOUTHSHIRE | NP7 5BX

Situated in Abergavenny Town, a well-appointed two-bedroom retirement apartment with allocated parking space.

- Principal bedroom with walk-in wardrobe
- Two shower rooms
- EPC Rating C
- Council tax band E
- Deposit £2,400.00



STEP INSIDE

A well-appointed second floor apartment built by award winning McCarthy & Stone and situated in the heart of the thriving market town of Abergavenny.

The apartment enjoys views across the Usk Valley towards, The Skirrid, Sugar Loaf Mountain and in brief comprises; entrance hallway with a built-in store cupboard housing the hot water system and washer/dryer, door leading to shower room with high quality sanitary fittings, including a vanity mirror, vanity sink with store cupboard below and heated towel rail. The living/dining room has French Doors with a Juliette balcony, providing a light and airy living space, from the living a door opens into the kitchen which has been fitted with a range of contemporary style base and wall units with integrated fridge/freezer, dishwasher, electric oven, and hob with extractor hood. From the hallway; principal double bedroom with walk-in wardrobe and en-suite shower and second double bedroom.

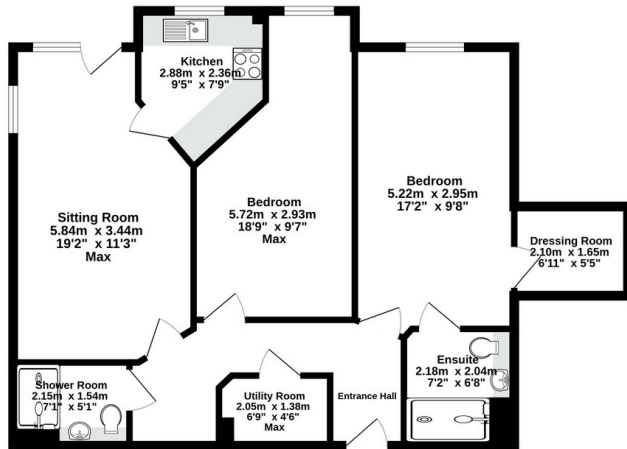


STEP INSIDE

Plas Elyrch embraces retirement living with a well-appointed spacious social lounge to sit back, relax and enjoy socialising with neighbours, meet new friends, lift to all floors, and a social roof terrace with truly stunning views of the surrounding countryside, town, and communal gardens. Water rates included. Sorry no pets. Lift and staircase access to the second floor.

LOCATION

Abergavenny offers a range of amenities including shops, primary and secondary schools, banks, doctors, dentists, library, theatre, cinema and local general hospital. The town has a leisure centre with indoor swimming pool and Abergavenny and the surrounding area is now well known for its many high-quality restaurants and the annual Food Festival. Abergavenny has good road links for commuting via the A40/A449 to the M4, M5 and M50 motorways for Cardiff, Bristol and Birmingham and the A465 for Merthyr, Brecon and Hereford. Abergavenny also has a mainline railway station (within 5 minute walk of the house) and a bus station.



TOTAL FLOOR AREA: 73.7 sq.m. (793 sq.ft.) approx.
Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify all dimensions and details with the agent before making any offer or agreement. The agent's responsibility is limited to the information provided and no guarantee is given as to the accuracy or reliability of the information. Please note that the agent is not responsible for any errors or omissions in this advertisement. © Parrys Lettings & Sales 2024. All rights reserved.



DIRECTIONS

Abergavenny town centre location, with front and rear entrance to Plas Elyrch, from Tudor Street and Baker Street respectively.

AGENTS NOTES - CONSUMER PROTECTION REGULATIONS

Estate Agents are obliged, under the Consumer Protection Regulations, to provide any prospective buyers with any material information relating to properties that are being marketed. Parrys are committed to providing as much information as possible to enable buyers to make an informed decision with regard to both viewing and offering on a property.

TITLE AND RESTRICTIVE COVENANTS

Registered title of the property, number CYM823053. Please note the property is subject to a Head Lease and restrictive covenants apply including the **'Qualifying Person'** criteria. Please contact agent for further information.

Qualifying age 60 years

Applicants must fit the Qualifying person criteria -

(a) satisfies the Age Limit or in the case of joint occupiers a person that satisfies the Age limit and another person who satisfies the Joint Age Limit

(b) is capable of maintaining an independent and active lifestyle taking full advantage of the facilities offered at the Estate from time to time and whose behaviour or circumstances are not detrimental to their own welfare or the welfare of other occupiers, visitors or staff at the Estate or the enjoyment of the Estate by other occupiers.

PARKING

One allocated parking space for a single domestic vehicle. Parking of non-domestic vehicles, trailers, motorhomes and caravans are prohibited under the property's head lease

FLOOD RISK

Very low risk of flooding from rivers, surface water & small watercourses.

<https://flood-risk-maps.naturalresources.wales/>

RENT AND DEPOSIT

Rent £1600.00 pcm . Deposit £2400.00

TENURE

Leasehold

ENERGY PERFORMANCE RATING

To view the full EPC please visit:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0870-3825-7918-2190-0011>

SERVICES

We understand that the property is connected to mains water drainage and electric. Water rates included with rental.

Broadband:

Ultrafast fibre broadband available with maximum download speed of 1800mb/s subject to providers terms and conditions.

Please make your own enquiries via: <https://www.openreach.com/fibre-broadband>.

Mobile Telephone

EE, Three, Vodaphone and O2-indoor voice/data limited-outdoor voice/data likely. Please make your own enquiries via:

[https:// checker. ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

LOCAL AUTHORITY

Monmouthshire County Council.

COUNCIL TAX

Band -E. Please note that the Council Tax banding was correct as at the date property was listed. All buyers should make their own enquiries.

Scan to view video of the house



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 78 | 78 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Consumer Protection from Unfair Trading Regulations 2008: All measurements are approximate and quoted in imperial with metric equivalents and are for general guidance only. Whilst every effort has been made to ensure to accuracy, these rental particulars must not be relied upon. Please note the Agent has not tested any apparatus, equipment, fixtures and fittings or services and, therefore, no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © Parrys Rentals (Abergavenny) LLP Registered Office: 21 Nevill Street, Abergavenny NP7 5AA Registration Number: OC386932



PRINTED ON SUSTAINABLE PAPER
PLEASE RECYCLE AFTER USE



@parrys.com #puttingdownroots #ParrysHappy

21 Nevill Street, Abergavenny NP7 5AA | Tel: 01873 859237 | rentals@parrys.com

P parrys
Ahead of the curve