



# FLAT 3 BLANDFORD BUILDINGS

ST. MICHAELS ROAD | ABERGAVENNY | MONMOUTHSHIRE | NP7 5AY



# Flat 3 Blandford Buildings

Situated on the outskirts of Abergavenny town centre, a well-presented one bedroom first floor flat with allocated parking space.

- Open plan kitchen/living room
- Bathroom with bath and overhead shower
- Allocated parking space



Rent (pcm): **£700.00**

Deposit: **£1,050.00**

EPC: **C**

Council Tax: **Band B**





### STEP INSIDE

Conveniently located and within walking distance of Abergavenny town centre this well-presented flat comprises; entrance door with video doorbell, stairs rise to the landing with doors leading to the open plan kitchen/living room, the kitchen has been fitted with a range of base units with integrated electric oven, inset electric hob with extractor over, dishwasher, fridge and freestanding washer/drier. The bathroom has a bath with overhead shower, pedestal hand basin, w.c. and heated towel rail. A door from the landing leads to the double bedroom.

### STEP OUTSIDE

The flat has the benefit of an allocated single parking space.

### LOCATION

The historic market town of 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 the area is well known for being the 'Gateway to Wales' and is on the doorstep of the breathtaking Brecon Beacons with the Monmouthshire & Brecon Canal a short distance away for beautiful walks. Abergavenny offers a bus station, mainline railway, and excellent transport links via the A465, A40, A449 and onto the M4/M5 and M50 motorway networks.

### PARKING

Single allocated parking space.

### TENURE

Leasehold.

### DIRECTIONS

<https://what3words.com/finishes.simulations.exporters>

From Abergavenny town centre, Frogmore Street Pass bear left onto the A40 Brecon Road, take the first turning on the right into St Michaels Road and Blandford Building flats can be found on your left-hand side.

### SERVICES

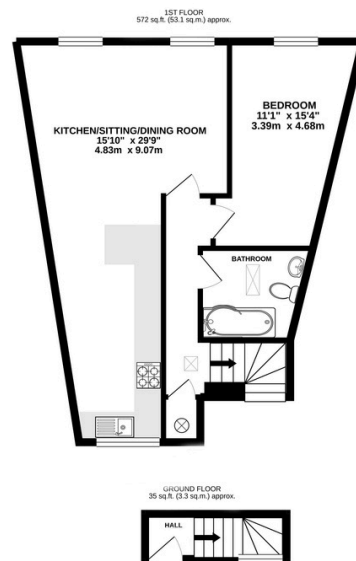
We understand that the property is connected to mains water (metered), drainage, gas and electric.

Broadband

Full fibre, Fibre to the cabinet and copper broadband available with maximum download speeds of up to 1600Mbps and upload speeds of up to 115 Mbps, subject to providers terms and conditions. Please make your own enquiries via: <https://www.openreach.com/fibre-broadband>

Mobile Telephone

EE, Vodafone indoor voice/data limited- outdoor voice/data likely. Three indoor/outdoor voice and data likely. O2 indoor voice likely /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)



TOTAL FLOOR AREA: 607 sq ft (56.4 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Mapbox ©2020



### AGENT'S NOTES

Minimum term 12 months, affordability criteria; annual rent x 2.5. Sorry no pets.

### ENERGY PERFORMANCE RATING

To view the full EPC please visit:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0673-2814-6993-9191-3535>

### COUNCIL TAX

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

### LOCAL AUTHORITY

Monmouthshire County Council.

### TITLE & RESTRICTIVE COVENANTS

The registered title of the property, number CYM366049 a copy if available upon request from Parrys Rentals.

### PLANNING CONSENTS

Parrys Rentals are not aware of any planning applications that could affect this property. Please make your own enquiries via:

<https://www.monmouthshire.gov.uk/view-planning-applications/>

### FLOOD RISK

This property is at a low risk of flooding from rivers and a high risk of flooding from surface water and small watercourses.

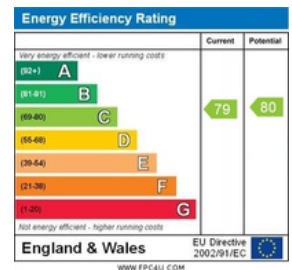
Please make your own enquiries via:

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

### 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.

Scan to view video of the house







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