



FLAT 2 25 NEVILL STREET

ABERGAVENNY | MONMOUTHSHIRE | NP7 5AA

Flat 2 25 Nevill Street

Situated in Abergavenny town a second floor one bedroom flat.

- Located within walking distance of Abergavenny town centre
- Views towards the Blorange Mountain
- Second floor flat with one bedroom

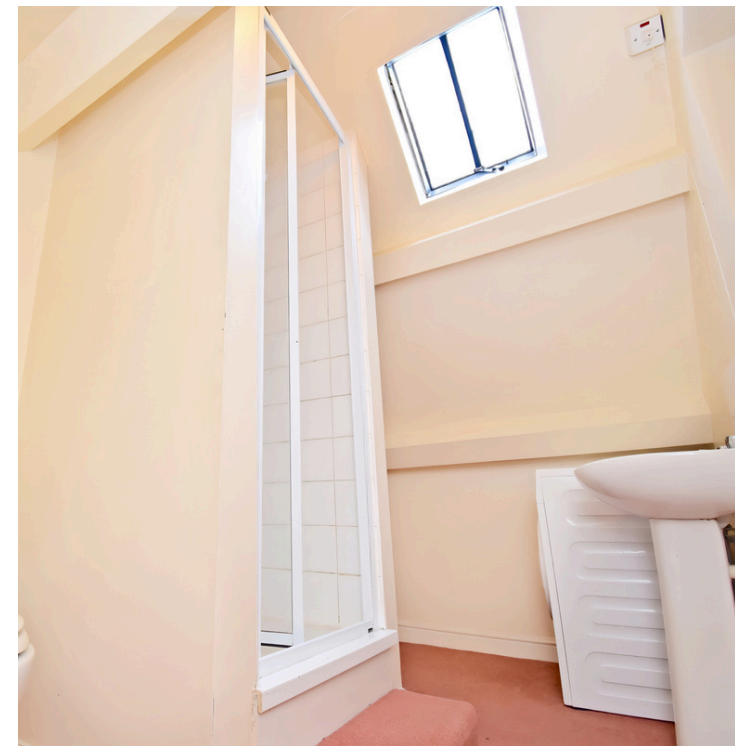


Rent (pcm): **£600.00**

Deposit: **£900.00**

EPC: **E**

Council Tax: **Band B**



STEP INSIDE

This second floor flat has a communal entrance door which opens onto the hall and stairs. The accommodation comprises, entrance hall with door to open plan living/dining/kitchen overlooks St. Johns Square. The kitchen has been fitted with a range of base and wall cupboards, electric oven and stainless-steel sink unit. From the kitchen door leads to the shower room with shower cubicle, pedestal hand basin and w.c. From the hall leads to the bedroom with wardrobe.

LOCATION

The property is in a prime location, within walking distance of the town centre. Abergavenny offers a range of amenities including primary and secondary schools, independent shops alongside high street stores, several supermarkets, doctors', dentists', and a general hospital. There are good leisure facilities including a theatre, library, numerous public houses, and restaurants both within the town and the surrounding villages. The area is well known for being the 'Gateway to Wales' and is on the doorstep of the breath-taking 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.

PARKING

This property does not have off-road or on-street parking available. A residential parking permit may be available from Monmouthshire County Council, subject to terms and conditions. Please make your own enquiries via: <https://www.monmouthshire.gov.uk/car-parks/parking-permits/residential-parking-permits/>

SERVICES

We understand that the property is connected to mains water, mains sewage and mains electric, with electric storage heating.

Broadband
FTTC and copper broadband available with maximum download speeds of 76Mbps and upload speeds of 15Mbps, subject to providers terms and conditions. Please make your own enquiries via: <https://www.openreach.com/fibre-broadband>

Mobile Telephone
Indoor voice: Three and O2 – Likely. EE and Vodafone – Limited.
Indoor data: Three – Likely. EE, O2 and Vodafone – Limited.
Outdoor voice/data: EE, Three, O2 & Vodafone – Likely. Please make your own enquiries via [https:// checker.ofcom.org.uk/engb/mobile-coverage](https://checker.ofcom.org.uk/engb/mobile-coverage)



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TENURE

Freehold

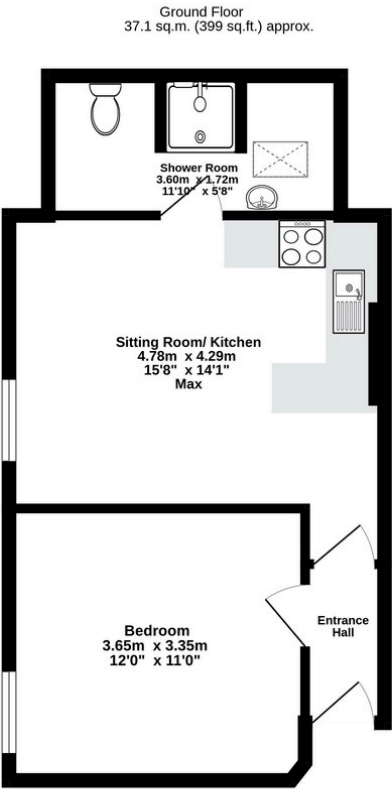
DIRECTIONS

<https://what3words.com/vanilla.certainly.proved>

From the town centre head towards Nevill Street towards the Kings Arms Hotel, go past Feodora Hair and Beauty Studio taking the side entrance into the courtyard and the communal entrance door will be found on the right-hand side.

LOCAL AUTHORITY

Monmouthshire County Council.



parrys.com

TOTAL FLOOR AREA: 37.1 sq.m. (399 sq.ft.) 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 no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 operability or efficiency can be given.

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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/8528-7528-1160-4624-3926>

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.

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 this property. Please make your own enquiries via:
<https://www.monmouthshire.gov.uk/view-planning-applications/>

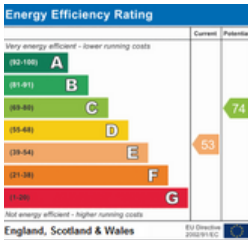
FLOOD RISK

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/>

DIGITAL MARKETS COMPETITION & CONSUMERS ACT 2024 (DMCC ACT)

DMCC Act 2024, which came into force in April 2025, is designed to ensure that consumers are treated fairly and have all the information required to make an informed decision, whether that be a property or any other consumer goods. Parrys Rentals are committed to providing material information relating to the properties we are marketing to assist prospective contract holders when deciding to view and/or proceed with the application for the occupation contract of a property.

Scan to view video of the house





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