



3 BROOK HOUSE

BROOK ESTATE | MONMOUTH | MONMOUTHSHIRE | NP25 5AW

3 Brook House

Situated in a popular residential area of Monmouth, a well-presented one-bedroom ground floor flat.

- Light and airy open plan living/dining room
- Single allocated parking space
- Enclosed communal garden

Rent (pcm): **£695.00**

Deposit: **£1042.00**

EPC: **C**

Council Tax: **Band B**



3 Brook House

GROUND FLOOR

3 Brook House is situated on the ground floor and briefly comprises: open plan living/dining/kitchen, the kitchen has been fitted with a range of base and wall units, integrated cooker with gas hob, dishwasher and fridge freezer, please note the washing machine will not be included. Doors lead to the double bedroom, bathroom with bath and overhead shower, pedestal hand basin, w.c. and store cupboard.

OUTSIDE

One allocated parking space to the front of the property, (commercial vehicles, caravans, camper vans or motorhomes not permitted) Allocated bin storage area, communal bike storage space and communal garden.

LOCATION

The historic town of Monmouth offers a range of shopping facilities, with well-known supermarkets sitting alongside independent shops, retailers, restaurants and a weekly market. There is a good choice of education options within the area, from Primary Schools to the Haberdashers' Schools (and preparatory school) in Monmouth, as well as Monmouth Comprehensive school. For the more energetic, there is a range of sporting facilities available including golf at Rolls of Monmouth Golf Club and rowing at Monmouth Rowing Club. The nearby A40 provides access to the M4 and in turn Cardiff and Bristol. In the other direction the A40 gives easy access to Ross on Wye and the M50/Midlands

PARKING

Single allocated parking space available, the parking of commercial vehicles, caravans, motorhomes and campervans is prohibited.





SERVICES

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

Broadband

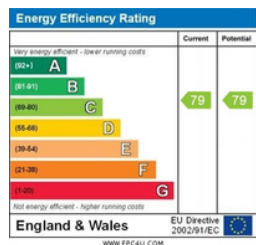
Fibre to the cabinet broadband available subject to providers terms and conditions, up to 76 Mbps download speed, 15 Mbps upload speed. Please make your own enquiries via <https://www.openreach.com/fibre-broadband>

Mobile Telephone

EE, out and indoor good, Three, 02, Vodafone outdoor good. Please make your own enquiries via <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

ENERGY PERFORMANCE RATING C

To view the full EPC please visit: <https://find-energy-certificate.service.gov.uk/energy-certificate/2121-8225-6011-2169-8131>



COUNCIL TAX BANDING

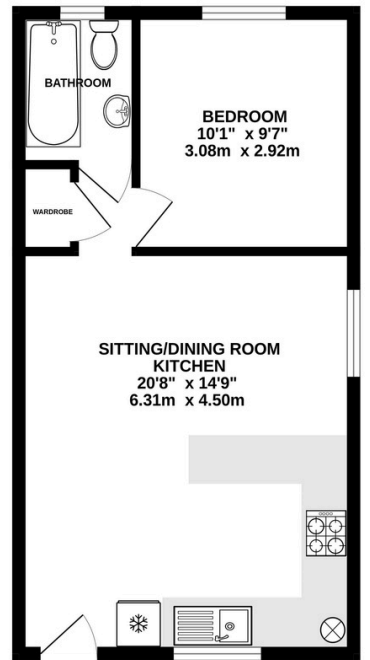
Please note the Council Tax banding was correct as at the date property was listed. All applicants should make their own enquiries.

LOCAL AUTHORITY

Monmouthshire County Council

PLANNING CONSENTS

The agent is not aware of any planning applications/consents which may affect the property. Please check: <https://planningonline.monmouthshire.gov.uk/online-applications/?lang=EN>



FLAT 3, BROOK HOUSE, BROOK ESTATE, MONMOUTH, NP25 5AW
TOTAL FLOOR AREA: 400 sq.ft. (37.2 sq.m.) approx.



TENURE AND TITLE

Leasehold. The registered title of the property number is CYM540059 a copy is available from Parrys Rentals

FLOOD RISK

Low risk of flooding from rivers, small watercourses and surface water.

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

DIRECTIONS

<https://what3words.com/variation.patio.exhales>
FFrom Monmouth town centre, Monnow Street onto B4293, at the roundabout take 2nd exit stay on B4293, turn right onto Cinderhill St./B4233 go through roundabout, turn right onto Rockfield Rd/B4233, turn right onto Brook Estate and Brook House flats will be found on the right-hand side.

AGENT'S NOTES

Pets are not permitted. Affordability criteria: Annual rent x 2.5

DIGITAL MARKETS COMPETITION AND CONSUMERS ACT 2024 (DMCC ACT)

The 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.

GENERAL INFORMATION REGARDING RENTAL PARTICULARS

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.



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