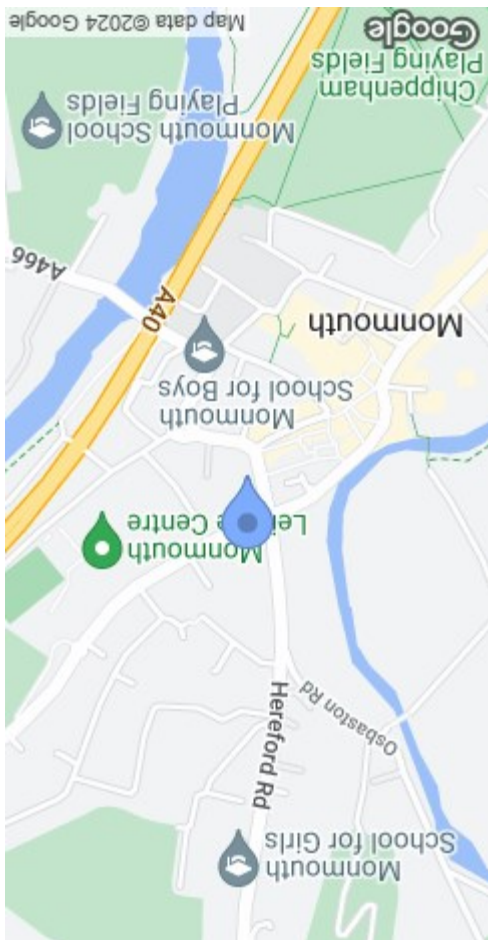




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A (93-100)	A (10-15)
B (81-92)	B (16-20)
C (69-80)	C (21-25)
D (55-68)	D (26-30)
E (39-54)	E (31-35)
F (21-38)	F (36-40)
G (1-20)	G (41-45)



Flat 3 Royal George House Monk Street
 Monmouth NP25 3LR

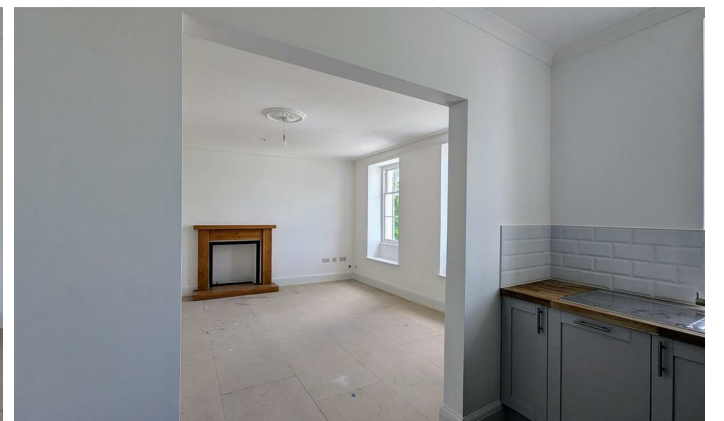
STEVE GOOCH
 ESTATE AGENTS | EST 1985

£249,950

SPACIOUS TWO BEDROOM SECOND FLOOR APARTMENT IN THE HIGHLY ANTICIPATED, NEWLY RENOVATED GRADE II LISTED ROYAL GEORGE HOUSE. THIS MAGNIFICENT BUILDING IS A FORMER GEORGIAN HOTEL, BUILT IN 1730 AND SITS IN THE HEART OF MONMOUTH. THE ENTIRE BUILDING HAS BEEN RENOVATED FROM TOP TO BOTTOM.

Monmouth is in the heart of the Wye Valley, and, as a designated area of outstanding beauty, is surrounded by magnificent countryside. As a border town, this is where Wales really begins from the viewpoint on the Kymin, a National Trust property overlooking the town, the hills around Abergavenny, Hay Bluff, and the Brecon Beacons far distant, make a superb vista. Some of the population of just over 10,000 work locally, particularly in the many schools, but a large percentage commute to Bristol, Cardiff and Hereford.

There is excellent motorway access to the Midlands, the north, South Wales, and to the Severn Bridge and London. For the tourist, the Forest of Dean, Tintern Abbey and the Wye Valley, the Brecon Beacons National Park and West Wales are all within easy reach.



Enter through the communal door from the carpark in to the communal hall. Stairs and lift provide access to all levels.

ENTRANCE HALL

Intercom system, doors to all bedrooms and sitting room, shower room, storage cupboard, access to loft.

SITTING ROOM

14'7" x 13'8" (4.46 x 4.18)

Two sash windows to the front aspect with attractive outlook, feature coving and ceiling rose, fireplace with oak surround, opening into kitchen.

KITCHEN

10'11" x 6'5" (3.33m x 1.96m)

Sash window to the front with an attractive outlook, range of wall and base units with wooden work surface over, stainless steel sink and drainer, integral eye level ovens and four ring hob with stainless steel extractor above, integrated dishwasher, space for washing machine and space for fridge freezer.

BEDROOM ONE

14'11" x 10'4" (4.57 x 3.16)

Rear aspect sash window, feature coving and ceiling rose.

BEDROOM TWO

10'7" x 5'7" (3.25 x 1.71)

Front aspect sash window, feature coving.

OUTSIDE

Residents parking for one vehicle in secure parking area with additional visitor parking available.

SERVICES

Mains water, drainage, electric and gas. Openreach in area.

The entire building has been fitted with a state of the art fire prevention and sprinkler system.

WATER RATES

Welsh Water - Rates TBC

LOCAL AUTHORITY

Council Tax Band: Not Currently Allocated. Formally Tax Band: D
Monmouthshire County Council

TENURE

Leasehold - 966 years remaining
Ground rent £100 per annum
Service charge £1400 per annum

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

Proceeding along Priory Street to the traffic lights, go straight over onto the Dixton Road, turn immediately right into the gated entrance which is shared with Lancaster House.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AGENTS NOTE

Please note that some of the internal images of the property are virtually staged.

