



The Chantry, The Parade, £155,000

- Exclusive For Over 55's
- Walking Distance of Monmouth Town Centre
- Beautiful Communal Gardens
- Allocated Resident & Guest Parking
- Sought After Location with Hillside Views
- Low Maintenance & Service Fees
- EPC Rating: Awaited





About the property

Exclusively for the over 55's this one bedroom apartment is well presented and situated on the first floor. Accommodation includes a lounge/diner with 2 bay windows and far reaching Countryside views, fitted kitchen, one double bedroom with fitted wardrobes and a separate shower room.





Accommodation

Communal Hallway

PVC Double glazed window to rear aspect, stairs to first floor landing with stair lift, electric storage heater and light.

Lounge/diner

14' 3" Max x 15' 5" Max (4.34m Max x 4.70m Max)
2 x PVC Double glazed windows to front and rear aspects, 4 x eaves storage cupboards, radiator, carpet, intercom phone, BT and TV points, power and light.

Kitchen

10' 9" x 5' 11" (3.28m x 1.80m)
PVC Double glazed window to rear aspect, range of fitted base, mounted combination gas boiler wall and drawer units with laminate work surface over, stainless steel sink with drainer and mixer tap over, space for freestanding oven, space for fridge and space and plumbing for washing machine, part tiled splashbacks, power and spot lights.

Inner Hall

Carpet and light. Doors off to:

Double Bedroom

13' 6" Max x 10' 5" (4.11m Max x 3.17m)
PVC Double glazed windows to side and front aspect, built-in wardrobes with hanging rails and shelving, radiator, carpet, power and light.

Shower Room

Velux window, fitted with a step in shower cubicle with mixer shower over and shower curtain, pedestal wash hand basin, low level WC, part tiled walls, radiator and light.

Communal Gardens

Level access to the communal gardens which are mainly laid to lawn with an abundance of established trees and shrubbery borders. There are also several seating areas and a summer house.

Parking

Resident & guest parking.

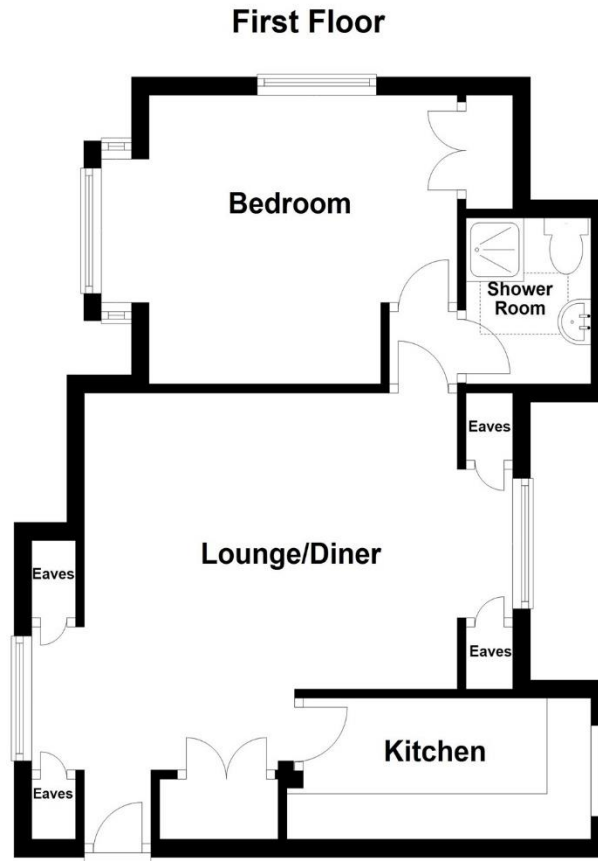
Services

All mains services to include, electricity, gas, water and drainage.

Agents Note:

The property is Freehold - Please ask for further information regarding service charges. A guest/visitors room is available if needed & agreed with other residents. No pets aloud.

Floorplan



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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