



Kingsmead Court offers in the region of £185,000

- council tax band C
- Town centre convenience
- Ground floor apartment
- Two Bedrooms
- Communal Laundry, Lift and Gardens
- EPC Rating: C



 2  1  1



About the property

A comfortable two bedroom, ground floor retirement apartment. With views to rear aspect overlooking communal garden and River Monnow. Centrally located to Town centre amenities, ideal for bus station, cafes and shopping. Ideal for independent living and available with no onward chain.

Conveniently situated in the heart of Town, ideal for independent living. The ground floor apartment suitable for over 55's offers an appealing prospect. Kingsmead has a wonderful communal garden with a raised pond providing a focal point to the backdrop of the riverbank. The apartments also benefit from communal laundry facilities and a guest suite available by prior booking. Each resident owns a share of the freehold and the service charge includes water rates, gardening and window cleaning.

In brief the well presented apartment comprises; Entrance Hall with intercom system. Living Room overlooking the pretty rear garden. With opening through to fitted Kitchen with integrated appliances including, fridge/freezer, hob and oven. The main Bedroom has recessed fitted wardrobes and view to the rear. The second Bedroom would also make an ideal study. The modern Shower Room benefits from fitted vanity cupboards. There is an electric immersion heater and night storage heaters. The property also has a small parking area via the gated entrance.





Accommodation

Sitting Room

14' 9" x 9' 7" ext 13'7 in doorway (4.50m x 2.92m ext 13'7 in doorway)

Kitchen

10' 1" x 5' 8" (3.07m x 1.73m)

Bedroom 1

11' 7" x 9' 4" (3.53m x 2.84m)

Bedroom 2

10' 2" x 6' 7" (3.10m x 2.01m)

Shower Room

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let