



Hyam Court

£180,000

- Ideally situated for Town centre
- Modern Kitchen and Shower Room
- Views to front and rear
- Convenient Parking space
- Available with no onward chain
- EPC Rating: C



 2  1  1



About the property

Much sought after middle floor apartment, enjoying distant views - conveniently situated within the Town Centre, with convenient parking. Well maintained both externally and internally with modernised features. Available immediately, with no onward chain.

Forming part of the Monmouth Heritage Trail, the historic building, formerly Hyam's Mineral Water Works was established in 1866 by leading figure in the nineteenth century known as Thomas E Hyam. The building was the manufacturing site of soda water, lemonade and ginger beer. Since closing in the 1960's, it was converted in the early 1990's. The building has continually been maintained and remains a desirable and convenient location just off the High Street.

Attractive dual aspect apartment within close proximity to Haberdashers Boys School. Approached via staircase to the second floor apartment, the characterful accommodation comprises; Entrance Hall with storage cupboard. Doors to following; charming Living Room incorporating a Dining Area, exposed ceiling beams, window to front aspect. Opening through to delightful modern fitted kitchen with wall and base units, eye level oven, dishwasher and washing machine. Feature window to front with distant countryside views beyond the Town. Two well-proportioned Bedrooms, one with fitted wardrobe, one with walk-in cupboard. Pleasant views, beyond the pretty Alms houses across Chippenham Fields. Updated Shower Room. Outside, a particular feature of this Town property is the under cover parking space, which is situated to the rear of the building within the attractive courtyard, also providing entrance door to the communal Hallway. There is also shared use of a Bin storage cupboard. Available for viewing with no onward chain.





Accommodation

Entrance Hall

Sitting And Dining Room
20' x 12' 3" (6.10m x 3.73m)

Kitchen
9' 3" x 6' (2.82m x 1.83m)

Bedroom One
9' 9" x 9' 4" (2.97m x 2.84m)

Bedroom Two
11' 9" x 8' 10" (3.58m x 2.69m)

Shower Room

Outside Parking Space

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