

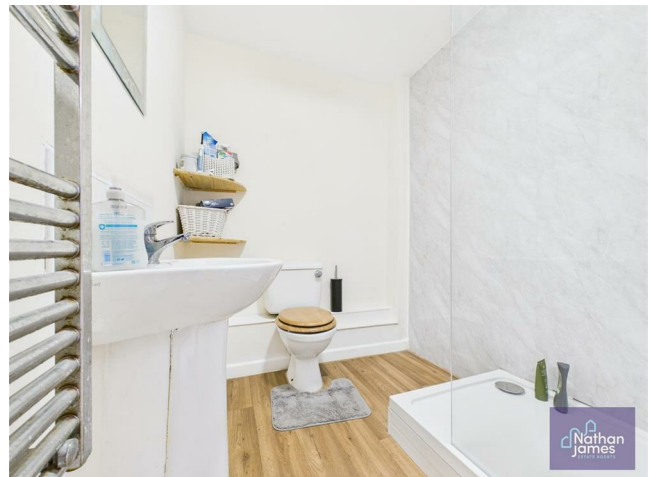


Monmouth court, Caldicot

1 Bedrooms
1 Bathrooms
1 Reception Rooms

£130,000





Kitchen/Living
24'11x10'8

Bedroom
13x10'8

Bathroom
6'8x5'8

Hallway

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

5'9x4'5



Available with No Onward Chain. Located in Monmouth Court on Sandy Lane, Caldicot, this delightful first flat offers a perfect blend of comfort and convenience. With one well-proportioned reception room, this space is ideal for both relaxation and entertaining guests. The bedroom is thoughtfully designed to provide a peaceful retreat, ensuring restful nights and a tranquil atmosphere.

The property features a modern recently refitted bathroom, equipped with essential amenities to cater to your daily needs. This flat is perfect for individuals or couples seeking a low-maintenance lifestyle without compromising on quality.

There is allocated parking in the shared carpark behind the building. The property is leasehold with ground rent and maintenance at approx. £1000 per annum.

Caldicot is known for its friendly community and excellent local amenities, including shops, parks, and transport links, making it an ideal location for those who appreciate both convenience and a sense of community. Whether you are a first-time buyer or looking to downsize, this flat presents a wonderful opportunity to enjoy comfortable living in a desirable area.



8 Newport Road
Caldicot
Monmouthshire
NP26 4HX
01291 421600

nj@nathanjamesestateagents.co.uk
nathanjamesestateagents.com