



**Christie
Residential**
YOUR HOME, HANDLED WITH CARE

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**Knoll Road
Abergavenny
£175,000**

- ♥ Second Floor One Bedroom Apartment
- ♥ Generously Proportioned Through
- ♥ Superb Panoramic Views
- ♥ 17' L-Shaped Lounge/Diner





About this property

Occupying an enviable elevated position on a popular residential location, this spacious one-bedroom apartment enjoys truly spectacular panoramic views across Abergavenny and towards all seven of the town's famous Beacons. Well presented throughout, the property has been neutrally decorated to create a bright and welcoming home that is ready to move straight into. The well-proportioned accommodation extends to approximately 550 sq ft and comprises a 17' L-shaped living/dining room flooded with natural light from its dual aspect which enjoys views across the town and to the Bloreng Mountain. There is also a separate fitted kitchen, double bedroom with fitted wardrobe and fully tiled three piece bathroom. A particular feature of the property is the communal balcony, shared with just one neighbouring apartment, which enjoys a delightful outlook over Belgrave Park and provides the perfect spot to relax and take in the views towards the Sugarloaf Mountain. Further benefits include a private garage, gas central heating and double glazing. Conveniently situated within walking distance of Abergavenny's vibrant town centre, excellent range of independent shops, cafés and restaurants, as well as the railway station, this excellent apartment represents an ideal purchase for first-time buyers, downsizers or investors seeking a low-maintenance home in one of the town's most sought-after residential locations.

About the location

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Bloreng and the Sugar Loaf mountains, Abergavenny is known as the 'Gateway to Wales'. It is situated twelve miles from the English border and just south of the Black Mountains in the Brecon Beacons National Park. Steeped in history, Abergavenny was originally a Roman Fort then a medieval walled town. It is now a market town with arguably more life than nearby Usk and Monmouth. It offers a wide range of amenities with major supermarkets, popular bi-weekly market, a high street comprising of recognised chains and local department stores, leisure centre, a number of churches and Nevill Hall Hospital. Abergavenny is world renowned for its Food Festival which brings the UK's best chefs and culinary experts to the town every September. The town also offers a rich and vibrant range of cultural options including the Borough Theatre which offers an all year round programme of professional and amateur events, and the annual Abergavenny Writing Festival. Its location means that Abergavenny acts as the major transport hub for the area. The railway station allows easy access to anywhere on the rail network. The A465, Heads of the Valleys Road is one mile out of town with the M50 / M4 a further 25 minutes away.

Directions

From the Angel Hotel in the centre of Abergavenny (NP7 5EU), follow Monk Street north to the traffic lights. Turn left into Park Road and continue for approximately 0.5 miles to the roundabout. Take the 2nd exit and then take the 2nd right onto Belgrave Road. Take the first left into Knoll Road and the property can be found on the right hand side. The What3Words reference is [///civil.twit.thigh](#)

USEFUL information

COUNCIL TAX: Band C. The local authority is Monmouthshire County Borough Council – 01633 644644

SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach/Ogi) with an estimated maximum speed of 1000 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

TENURE: We believe the property to be Leasehold (999 years from 29.9.1972) and there is a monthly service charge of £142.74. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

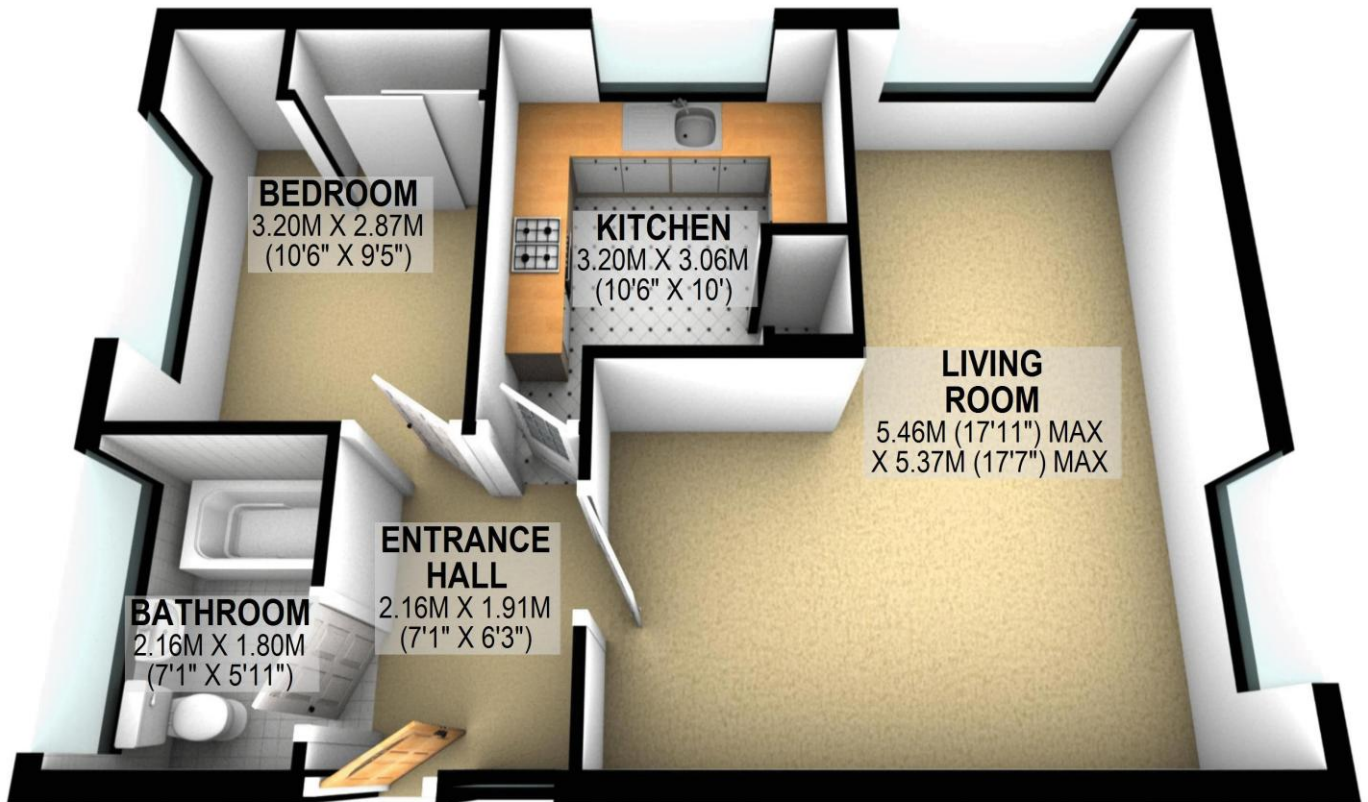
VIEWING: Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

Consumer Protection from Unfair Trading Regulations 2008.

Please be aware that neither **Christie Residential** nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, **Christie Residential** have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via **Christie Residential**, as owners' agents.

SECOND FLOOR

APPROX. 51.3 SQ. METRES (552.0 SQ. FEET)



TOTAL AREA: APPROX. 51.3 SQ. METRES (552.0 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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