



# Christie Residential

YOUR HOME, HANDLED WITH CARE

Wedgwood Gardens,  
Abergavenny

£350,000

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## About this property

A truly exceptional two-bedroom apartment situated on the first floor of an 18th-century mansion, forming part of the exclusive Wedgwood Park development on the north-western fringe of Abergavenny. The property offers a compelling blend of generous accommodation, high-quality fixtures and fittings, and a prime position within private communal grounds.

One of only five apartments within this imposing building, the property is accessed via an impressive entrance lobby featuring original stained-glass windows and a sweeping staircase leading to the first-floor landing; a lift also provides access. The front door opens into a spacious hallway with high ceilings and oak doors leading to all principal rooms. The large open-plan living room and kitchen benefit from a wonderful southerly aspect, offering superb views over the grounds and across the town through a large bay window. The kitchen is well appointed with quartz worktops, an induction hob, double oven, and integrated fridge, freezer, and dishwasher. The entrance hall also includes a storage cupboard and a large utility cupboard with plumbing for a washing machine. The principal bedroom enjoys large south-facing windows and is fitted with a range of built-in wardrobes. The en-suite shower room features floor-to-ceiling tiling and a generous walk-in shower. There is also a further double bedroom and a bathroom with a cupboard housing the boiler.

Residents of Wedgwood Park enjoy exclusive use of the renowned walled garden that forms part of the development. Originally conceived by John Wedgwood, founder of the Royal Horticultural Society, it is a unique benefit of living here. The garden is meticulously maintained and provides outdoor space for residents to enjoy, with several seating areas offering spectacular views south across the town to the Blorenge Mountain and north towards the Deri Mountain. Accessed from the walled garden is a private area of woodland, ideal for dog walking, which also includes a barbecue area for al fresco dining. Additional benefits include a single garage, allocated parking, and high-quality fixtures and fittings throughout. This is an exceptional home enjoying an unparalleled and exclusive location within walking distance of Abergavenny's vibrant town centre. The apartment is held on the remainder of a 250-year lease issued in July 2018, the vendors also own a share of the freehold of the building - this is included in the sale.





## GROUND FLOOR

APPROX. 71.9 SQ. METRES (774.2 SQ. FEET)



TOTAL AREA: APPROX. 71.9 SQ. METRES (774.2 SQ. FEET)



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

## Directions

From central Abergavenny, follow Monk Street (A40) north to the traffic lights. Turn left into Park Road, passing Bailey Park on your right. Take the second right opposite Tesco and follow the road (with the church on your left) to the traffic lights. Turn left then immediately right into Pen Y Pound Turn left then immediately right into Pen Y Pound. Continue up the hill and after passing the right turn for the Leisure Centre, take the 2nd right into Wedgewood Park. The What3Words location is: grinders.surgical.rose

## USEFUL information

**COUNCIL TAX:** Band E. 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) with an estimated maximum speed of 1800 Mbps. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

**TENURE:** We believe the property to be Leasehold and held on the remainder of a 250 year lease issued in July 2018. The service charge is in two monthly parts: £124.51 for the building and £95.50 for the gardens. 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