



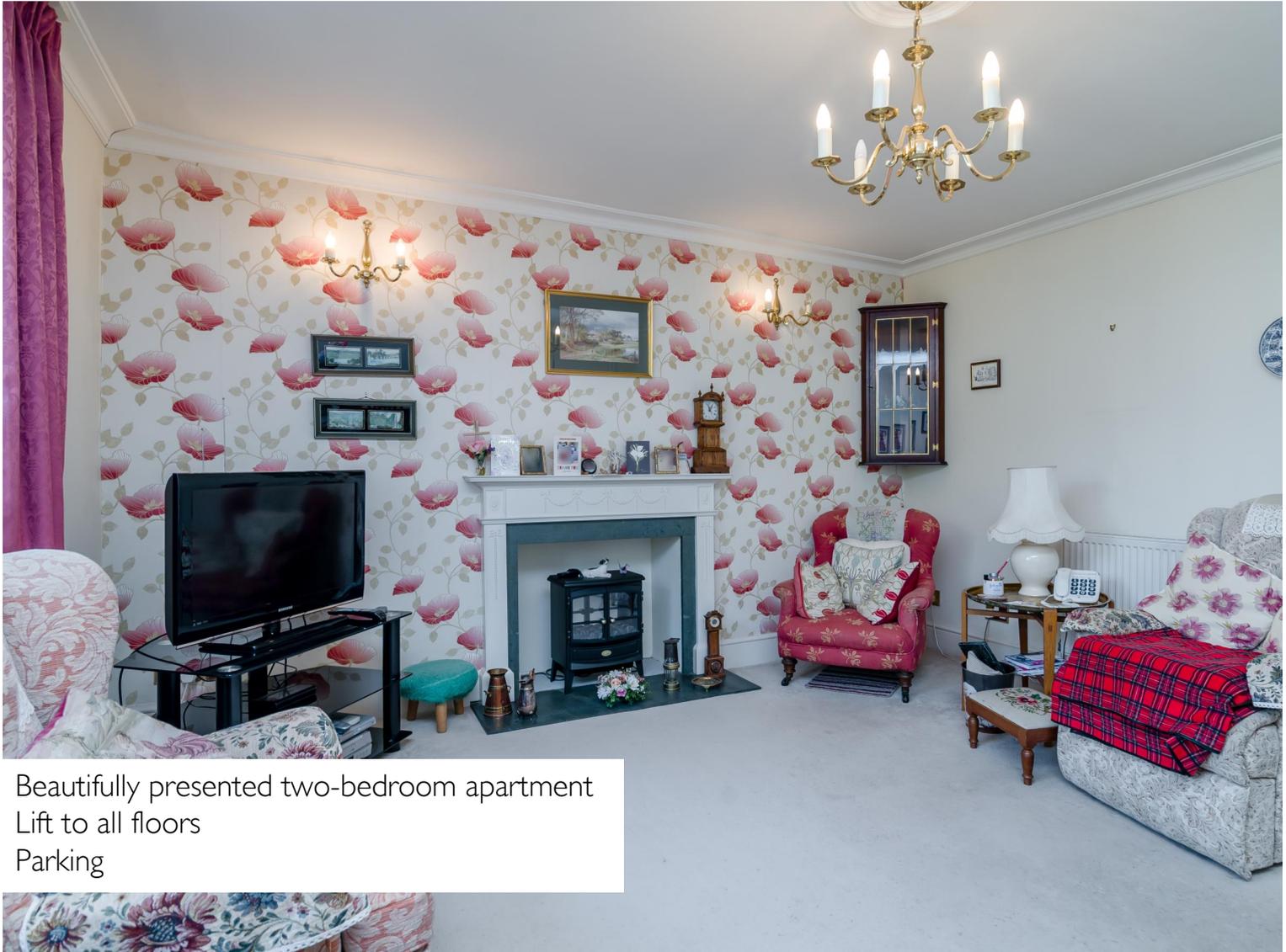
MONMOUTH

Guide price **£175,000**



THE GLOUCESTER SUITE

Beaufort Arms Court, Monmouth, Monmouthshire NP25 3UA



Beautifully presented two-bedroom apartment
Lift to all floors
Parking

A beautifully presented two double bedroom apartment located in the heart of Monmouth Town, this characterful apartment is a stone's throw from the bustling high street and local amenities, including food stores such as Marks & Spencer and Waitrose, a pharmacy and independent cafes and restaurants.

Monmouth also benefits from fantastic schooling, catering to all ages. With accessible road links to the A40, the property allows for easy commuting to neighbouring towns and cities, while bordering the Wye Valley, outdoor pursuits and countryside walks can be enjoyed, creating a wonderful balance between town and countryside living.



Guide price
£175,000



KEY FEATURES

- Beautifully presented two-bedroom apartment
- Parking
- Grade II listed building
- Town location with hilltop views
- Lift to all floors



STEP INSIDE



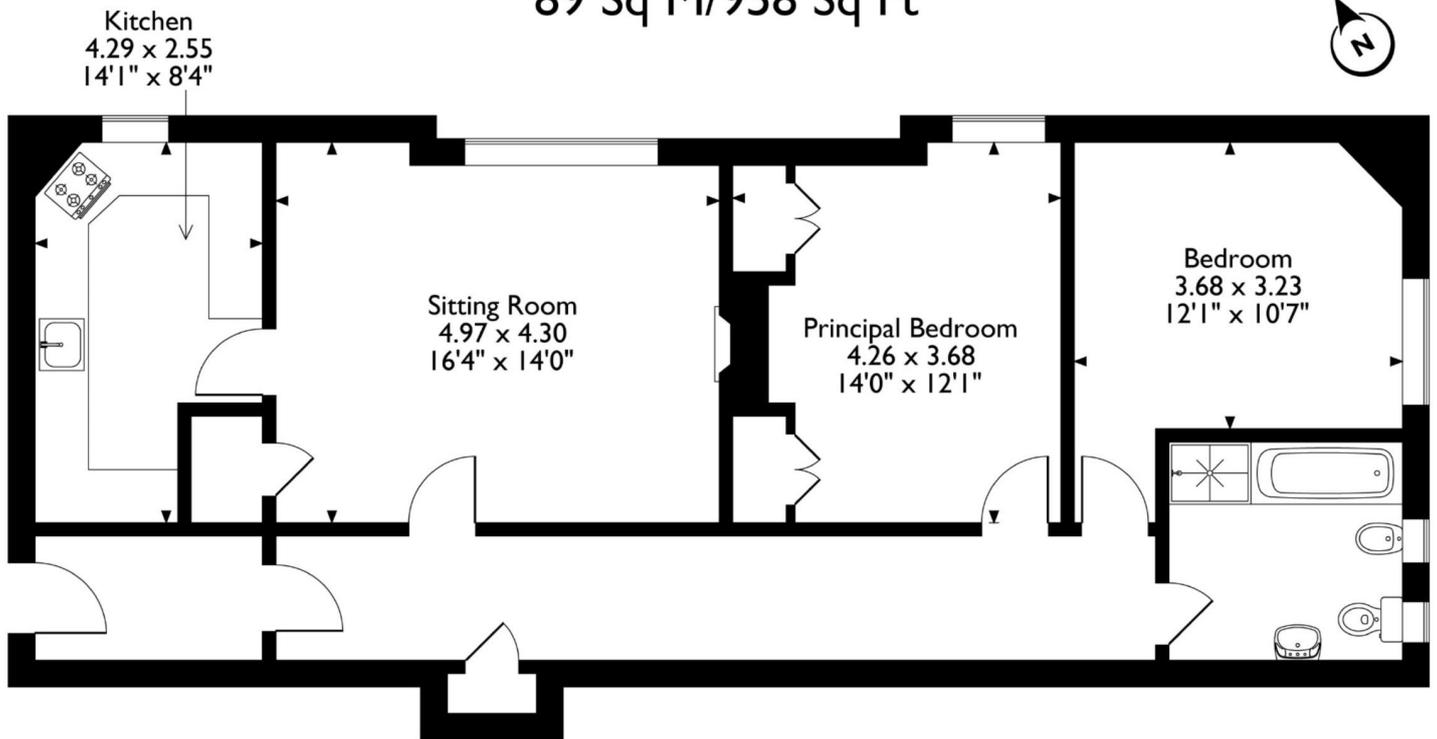
The main building boasts a sophisticated and secure intercom system, ensuring controlled access through the elegant double doors that lead into the magnificent communal hallway. This impressive space is adorned with a sweeping staircase that ascends to the upper levels, accompanied by a convenient lift that provides easy access to all floors.

As you enter the apartment, a welcoming and spacious hallway provides access to all rooms.

The lounge is a bright and generously proportioned room, featuring an attractive sash window with pleasant views towards The Kymin and the surrounding hilltops. A useful walk-in storage cupboard is also located here.

A door leads through to the well-equipped kitchen, fitted with a good range of wall and base units, a built-in electric oven with four-ring hob, and space and plumbing for both a washing machine and dishwasher. A sash window offers the same delightful hilltop outlook.

Beaufort Arms Court, Gloucester Suite, Agincourt Square, Monmouth
Approximate Gross Internal Area
89 Sq M/958 Sq Ft



Third Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The principal bedroom is a generous double, complete with fitted wardrobes and enjoying the same far-reaching views. The second bedroom, also a double, benefits from the pleasant outlook across the hills.

The bathroom is particularly spacious and well appointed, fitted with a four-piece suite comprising a shower cubicle, panelled bath, pedestal wash hand basin, and W.C.

STEP OUTSIDE



The apartment is located in a quiet courtyard just off the main high street and benefits from one allocated parking space.

LEASE DETAILS:

999 years from 1st January 1988

We are advised that the service charge is currently £262.79 pcm
Peppercorn ground rent

INFORMATION

Postcode: NP25 3UA

Tenure: Leasehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: Exempt





DIRECTIONS

With Archer and Co situated on your left, take the pedestrian walkway past the Punch House under the archway where the door to Beaufort Arms Court is located on the left.



2 Agincourt Square, Monmouth, NP25 3BT
01600 713030
monmouth@archerandco.com
www.archerandco.com



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