



Christie Residential

YOUR HOME, HANDLED WITH CARE

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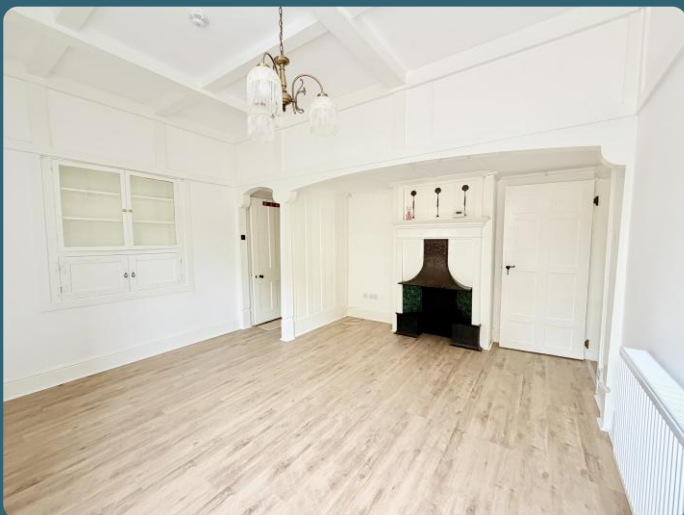
Email: hello@christieresidential.co.uk

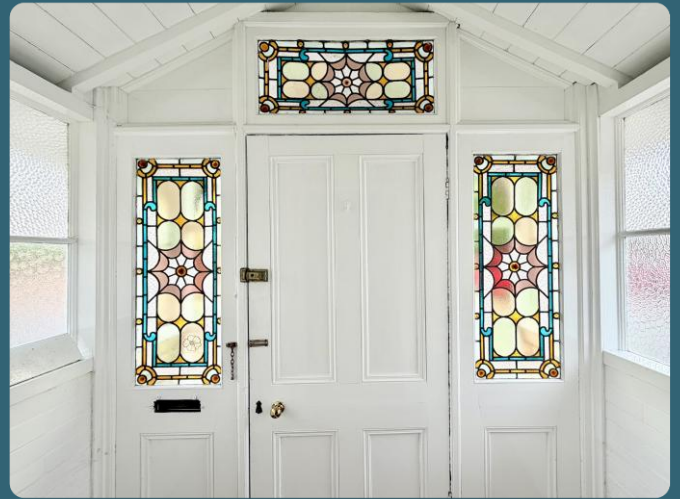
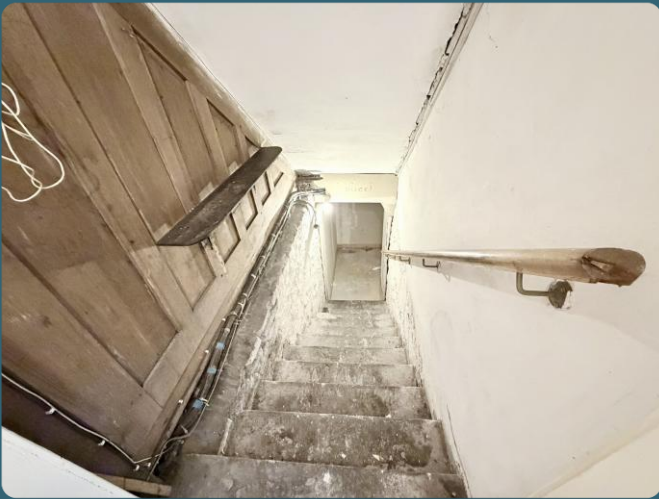
Flat 2 Avenue Court

Abergavenny

£169,950

- ♥ One Bedroom Ground Floor Apartment
- ♥ No Onward Chain
- ♥ Cellar
- ♥ Modern Fitted Kitchen





About this property

A rare opportunity to purchase a beautifully presented one-bedroom, ground-floor apartment within Avenue Court, a handsome period property situated on one of Abergavenny's premier residential roads, on the western side of the town. Set in an attractive position a short walk from the cricket pitch, the property offers well-proportioned accommodation with a pleasing blend of period character and modern touches. The accommodation is approached via a charming entrance porch featuring attractive stained-glass detailing, which opens into the welcoming lounge/diner. This reception room benefits from a feature fireplace and provides a comfortable space for both relaxing and dining. There is a separate modern fitted kitchen, a stylish contemporary shower room and a generous double bedroom, which enjoys a feature bay window and extensive fitted storage. In addition, the apartment benefits from a large cellar, offering excellent storage space and providing a practical addition to the accommodation. Avenue Court is an attractive period building comprising just six apartments and is set within well-maintained communal grounds. The property benefits from an allocated parking space and access to a communal garden, providing a pleasant outdoor space for residents to enjoy. Each apartment owner owns a 1/6 share of the freehold. The lease is for 999 years from 2013. We have been advised that the current service charge is £85 per month, which covers buildings insurance, accountancy fees, general maintenance, gardening and lighting within the communal areas. Please note that pets are not permitted. The apartment is offered for sale with no onward chain.

About the location

Abergavenny is a popular market town nestled among the Seven Beacons and framed by the Blorenge and Sugar Loaf mountains, known as the Gateway to Wales. Located twelve miles from the English border and just south of the Black Mountains in the Bannau Brycheiniog National Park, the town is steeped in history - originally a Roman fort before becoming a medieval walled settlement. Today, Abergavenny is a vibrant market town offering a wealth of amenities, including major supermarkets, weekly retail and farmers' markets, a mix of high-street chains and independent stores, a popular theatre, leisure facilities, several churches, and Nevill Hall Hospital. There is an annual food festival - the largest in Wales, and a vibrant social and cultural scene. Its strategic position makes it the transport hub of the area, with a mainline railway station providing easy access across the UK, the A465 (Heads of the Valleys Road) just a mile away, and the M50 and M4 reachable within 25 minutes. A large bus station also offers routes to nearby towns, villages, and Cardiff. For more information on local services and community facilities, visit www.monmouthshire.gov.uk or call 01633 644488.

Directions

From central Abergavenny follow Monk Street (A40) north to the traffic lights and turn left. Continue on Park Road and take the second right into Pen Y Pound. Follow the road to the traffic lights then turn left into Avenue Road. the property can be found on the right hand side. The What3Words reference is: broadens.posting.partly

USEFUL information

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

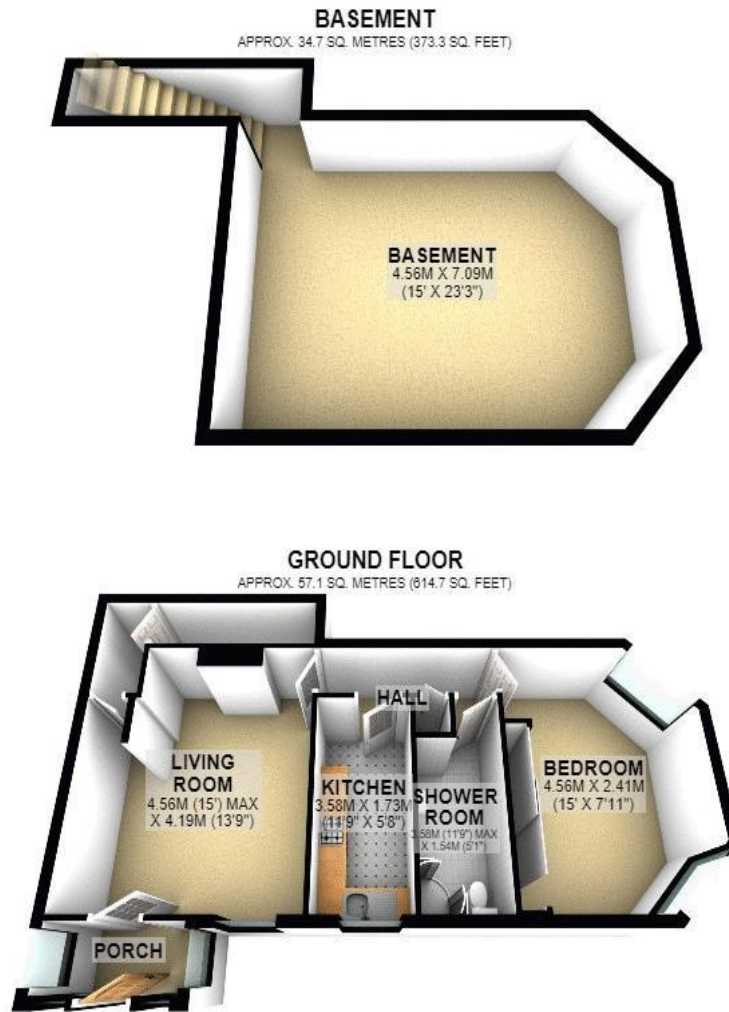
SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1800 mbps. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

TENURE: We believe the property to be Freehold. 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.



TOTAL AREA: APPROX. 91.8 SQ. METRES (988.0 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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