

Flat 7 Richard Creed Court  
Hereford Road, Monmouth



ROSCOE ROGERS KNIGHT  
*Town and country properties*

# Hereford Road, Monmouth

This smartly presented and incredibly spacious two double-bedroom first-floor apartment is located in a prime central location off Hereford Road, within easy reach of the town and its wealth of amenities. The property benefits from off-road parking for two vehicles, landscaped communal gardens, and no onward chain.

**Asking price of £265,000**

Completely renovated in 2016, the building is traditionally constructed with a part hanging-tile and painted rendered exterior. Inset uPVC and wooden-framed double-glazed windows and doors are set under pitched tiled and flat roofs. The apartment features high-quality fixtures and fittings, low-voltage downlighters, moulded skirting boards and architraves, wooden doors, and a combination of carpeted and LVT flooring. A mains gas boiler provides domestic hot water and heating to radiators throughout.

There are two secure entrances to the property, one at the front and one at the side - one requiring a fob and the other code access.

**The main entrance to the property is from the first-floor landing and through a vertically boarded fire door into:**





#### **ENTRANCE HALLWAY:**

"L-shaped." Turning staircase with wooden balustrading and squared newel posts leading up to the first-floor landing. Touchpad key entry system. Cloaks cupboard housing the consumer unit, with hanging rail and storage. Doors into the following:

#### **KITCHEN/LIVING AREA: 5.06m x 6.73m (16'7" x 22'1") (Max)**

##### **KITCHEN:**

Laminate wood-effect worktop with uprights along three walls, incorporating an inset one-and-a-half bowl stainless steel sink and four-ring electric hob with stainless steel extractor hood over. A range of wooden panelled cupboards and drawers set below, with integrated oven/grill and dishwasher, plus space and plumbing for a washing machine and tumble dryer. Complementary wall-mounted cabinets and a tall unit housing the fridge/freezer. **LIVING AREA:** Dual-aspect picture windows to the front and side elevations with pretty views of the surrounding countryside and townscape. Storage cupboard housing the wall-mounted gas boiler.

##### **BATHROOM:**

A contemporary white suite comprising a low-level WC, pedestal wash basin, and bath with mixer taps and separate handheld shower attachment. Chrome ladder-style radiator. Extractor fan at high level.

#### **BEDROOM TWO: 3.51m x 3.45m (11'6" x 11'4") extending to 5.07m (16'8")**

Vaulted ceiling with skylights to the front and rear. Under-eaves storage cupboards.



**From the entrance hallway, a turning staircase leads to:**

#### **FIRST-FLOOR LANDING:**

Skylight to side. Door into:

#### **BEDROOM ONE: 4.03m x 3.71m (13'3" x 12'2")**

A generous principal bedroom with two skylights. Door into:

#### **EN-SUITE SHOWER ROOM:**

A contemporary white suite comprising a low-level WC, vanity unit with floating wash basin, and double-width fully tiled shower enclosure with rain shower head, mixer, and separate handheld attachment. Chrome ladder-style radiator. Extractor fan at high level.

#### **OUTSIDE:**

The property is accessed from Hereford Road, leading to a parking area with two designated parking spaces for Number Nine and the large, well-maintained communal gardens.

#### **SERVICES:**

Mains gas, electricity, water, and drainage. Council Tax Band C. EPC Rating C.

#### **AGENT'S NOTE:**

Lease term - 999 years from March 2015. Service charge - approximately £2,976 per annum. Peppercorn ground rent.

#### **DIRECTIONS:**

From our office, continue onto Priory Street. At the traffic lights, turn left onto Monk Street. Continue straight onto Hereford Road past the Haberdashers' School for Girls, and Richard Creed Court will be found on your left.

#### **Roscoe Rogers & Knight would like to draw your attention to the following notes:**

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.





**Ground Floor**  
Approx. 71.7 sq. metres (772.0 sq. feet)



**First Floor**  
Approx. 25.7 sq. metres (277.2 sq. feet)

Total area: approx. 97.5 sq. metres (1049.2 sq. feet)

