

6 PLAS ELRYCH

TUDOR STREET | ABERGAVENNY | MONMOUTHSHIRE | NP7 5DX



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WELCOME TO 6 PLAS ELRYCH

Beautifully presented, stylish ground floor apartment, built by award winning McCarthy & Stone in the heart of the thriving market town of Abergavenny. The apartment has been finished to a high specification in a neutral tone with oak veneered doors, double glazing and electric heating.



- Stylish retirement apartment in the heart of Abergavenny town
- Ground floor with doors leading straight out
- Exclusively designed for the over 60s
- Social lounge and roof terrace
- Finished to a high specification throughout

THE PROPERTY

The apartment briefly comprises; entrance hallway with a spacious built-in store cupboard housing the hot water system and washer/dryer. Spacious sitting and dining room, a delightfully light space with natural light coming through glazed door which leads to the patio. Modern kitchen, equipped with a comprehensive range of base and wall cupboards with a range of integrated appliances, which include fridge/freezer, electric oven and ceramic hob with extractor hood. The excellently proportioned bedroom has a south facing aspect to the front and also a built in wardrobe. Completing the accommodation is the shower room with high quality fittings, including a vanity mirror, wash hand basin with store cupboard below, large shower enclosure and heated towel rail.



Plas Elyrch embraces retirement living with a well-appointed spacious social lounge to sit back, relax and enjoy socialising with neighbours and meet new friends, lift to all floors, and a social roof terrace with truly stunning views of the surrounding countryside and town. There is also a 24-hour emergency call system, and a dedicated House Manager on site during office hours to provide help and support if needed.



OUTSIDE

The south facing patio is an ideal spot for sitting outside to enjoy the pleasant views as well as the communal social roof terrace.

INFORMATION

Asking Price: £250,000

EPC Rating: B. To view the full EPC please visit www.gov.uk

Tenure: Leasehold - 999 years from 30th March 2021.

Local County Council: Monmouthshire County Council.

Council Tax Band: D. Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

Services: We understand that there is mains electricity, water and drainage connected to the property.

Broadband: Full fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: EE, Three and Vodafone are good indoors and outdoors, O2 is good outdoors. Please make your own enquiries via Ofcom.

Title: The house is registered under Title Number CYM818658 – a copy of which is available from Parys.

Agent's Notes: We understand the service charge is approximately £264 per month (To be confirmed with the Residents Management company). Ground rent is £425 per annum. There is the option to purchase a car parking space from the management company, buyer to make their own enquiries. Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers

Directions: From our showroom on Nevill Street, walk towards the Kings Arms on the corner, turn right onto Tudor Street. Continue along here for approximately 150 yards and the apartment will be found on your right hand side.

What 3 Words: ///disengage.path.equipping

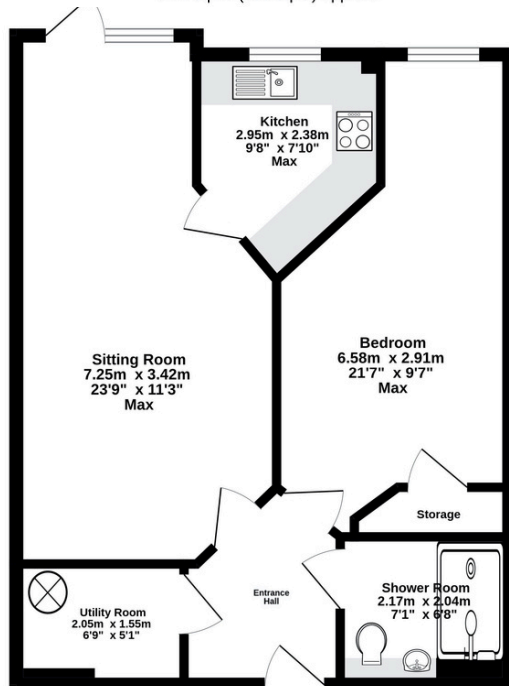
Location: The historic market town offers a wide range of amenities including shops, primary and secondary schools, banks, doctors, dentists, a library and a general hospital. Abergavenny has a leisure centre with swimming pool, a cinema, theatre and the area is well known for its many high quality restaurants. The town has a mainline railway station and good road links for commuting; the property is situated within easy reach of the commercial centres of south Wales via the Heads of the Valleys road and the A40/A449 linking to the M4, M5 and M50 motorways for Cardiff, Bristol and the Midlands.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Watch the video tour here



Ground Floor
51.1 sq.m. (550 sq.ft.) approx.



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