



## Monmouth House

**£215,000**

- Outlook Over Communal Gardens
- Ground Floor Luxury Apartment
- Allocated Parking
- En-Suite
- Great Location
- EPC Rating: B





## About the property

Executive Apartment within desirable setting, enjoying the extensive communal grounds. Convenient allocated parking space, close proximity to Town. Available with no onward chain.

A rare opportunity to purchase an exclusive high-specification apartment. Initially intended as a two-bedroom home, however the decision was made to redesign the 667 square feet into a substantial and comfortable one bedroom home. Situated within close proximity to Monmouth Town centre, also on a regular bus route. Well-Presented, ground floor apartment comes with an allocated parking space. Externally, the well-maintained communal gardens offer a beautiful surround, enchanted with the mature trees to create a tranquil setting along with a convenient residential parking area. Internally, the accommodation comprises; Hallway with built-in storage cupboard. Door to Principal Bedroom with incredible views overlooking rear aspect. Convenient En-Suite Shower Room. Main Bathroom with bath and overhead shower. Superb open plan Sitting Room, combining Kitchen and Dining Area. Modern fitted Kitchen area, comprises a range of base and wall mounted units, with integral Oven, Hob, Fridge/Freezer and Dishwasher. Sitting Room with Dining space facing rear aspect looking out to pretty communal gardens, which helps to create a private atmosphere.





## Accommodation

### Reception Hall

### Open Plan Sitting Room/Kitchen

17' 3" extending to 23' 3" x 11' 4" min (5.26m extending to 7.09m x 3.45m min)

### Bedroom

14' 9" x 10' 10" (4.50m x 3.30m)

### Ensuite Shower Room

### Bathroom

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## Floorplan



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