



Estate Agents

Taylor & Co

Abergavenny

Priory Gardens  
Abergavenny NP7 5NQ

Asking Price  
£185,000

# Priory Gardens,

## Abergavenny, Monmouthshire NP7 5NQ

Favoured residential development for the over 60's in a picturesque setting amidst attractive walled gardens  
Prominent central town location within walking distance of the high street, Bailey Park, the Market Hall and the Borough Theatre  
First floor two bedroom apartment | Communal entrance via secure door entry intercom system  
Living Room with bay window enjoying a front aspect | Neatly fitted Kitchen | Shower Room  
Emergency call alarm system & Part-Time site manager | Residents and visitors parking | Guest suite | No onward chain

This represents a golden opportunity for those buyers seeking a retirement residence with the benefits of double glazing, emergency alarm control system, a stairlift to the first floor, a part-time estate manager and a guest suite. Set in one of the most popular developments in Abergavenny, Priory Gardens is an exclusive development for the over 60's and is nestled within attractive gardens and grounds, enjoying views towards St Mary's Priory to the rear. This first floor two bedroomed apartment is neatly presented and neutrally decorated, enjoying a spacious lounge with a bay window and views over the grounds.

**SITUATION** | Abergavenny is a thriving town set amongst the stunning scenery of the Monmouthshire countryside, surrounded by the seven majestic hills that provide the backdrop to this ancient gateway to Wales. Priory Gardens enjoys a central location within the very heart of the historic market town. All services and amenities are within walking distance of the property including easy access to the bus station, local supermarket, shops, and Bailey Park.

The town boasts a comprehensive range of shopping and leisure facilities, including a wide selection of boutique style shops, grocery and newsagent stores, supermarkets and many well-known high street shops. Abergavenny railway station has regular services into central London via Newport, whilst road links at the Hardwick roundabout give easy access to the motorway for Bristol, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, Cwmbran and Cardiff.

### ACCOMMODATION

The accommodation is planned over one floor as shown in brief below.

### GROUND FLOOR

Communal Entrance

### FIRST FLOOR

Communal Landing  
Hallway  
Living Room  
Kitchen  
Shower Room  
Bedroom One  
Bedroom Two

### OUTSIDE

**COMMUNAL GROUNDS** | The development stands in attractive and well-tended walled communal gardens and has the benefit of a part-time Estate Manager and separate guest accommodation. There is communal parking with visitor spaces provided and a very attractive landscaped entrance. In addition, there is access via a private garden to St. Mary's church and the town centre.

### GENERAL

**Tenure** | We are informed the property is Leasehold. Intending purchasers should make their own enquiries via their solicitors. Lease Term 125 years from January 1991.

**Service Charges** | £3,102 Per Annum which includes cleaning and lighting of communal areas and water bill.

**Ground Rent** | Peppercorn

**Services** | Mains electric, water and drainage are connected to the property.

**Council Tax** | Band C (Monmouthshire County Council)

**EPC Rating** | Band D

**Flood Risk** | No flood risk from rivers or surface water according to Natural Resources Wales.

**Covenants** | The property is registered with HMLR, Title Number WA744882. There are restrictive covenants associated with the property, for further details, speak to the Agent.

**Local planning developments** | The Agent is not aware of any planning developments in the area which may affect this property.

**Broadband** | Fibre connection available to the cabinet and copper wire connection also available, according to Openreach.

**Mobile network** | 02, Three, EE, Vodaphone indoor coverage.

**Viewing Strictly by appointment with the Agents**

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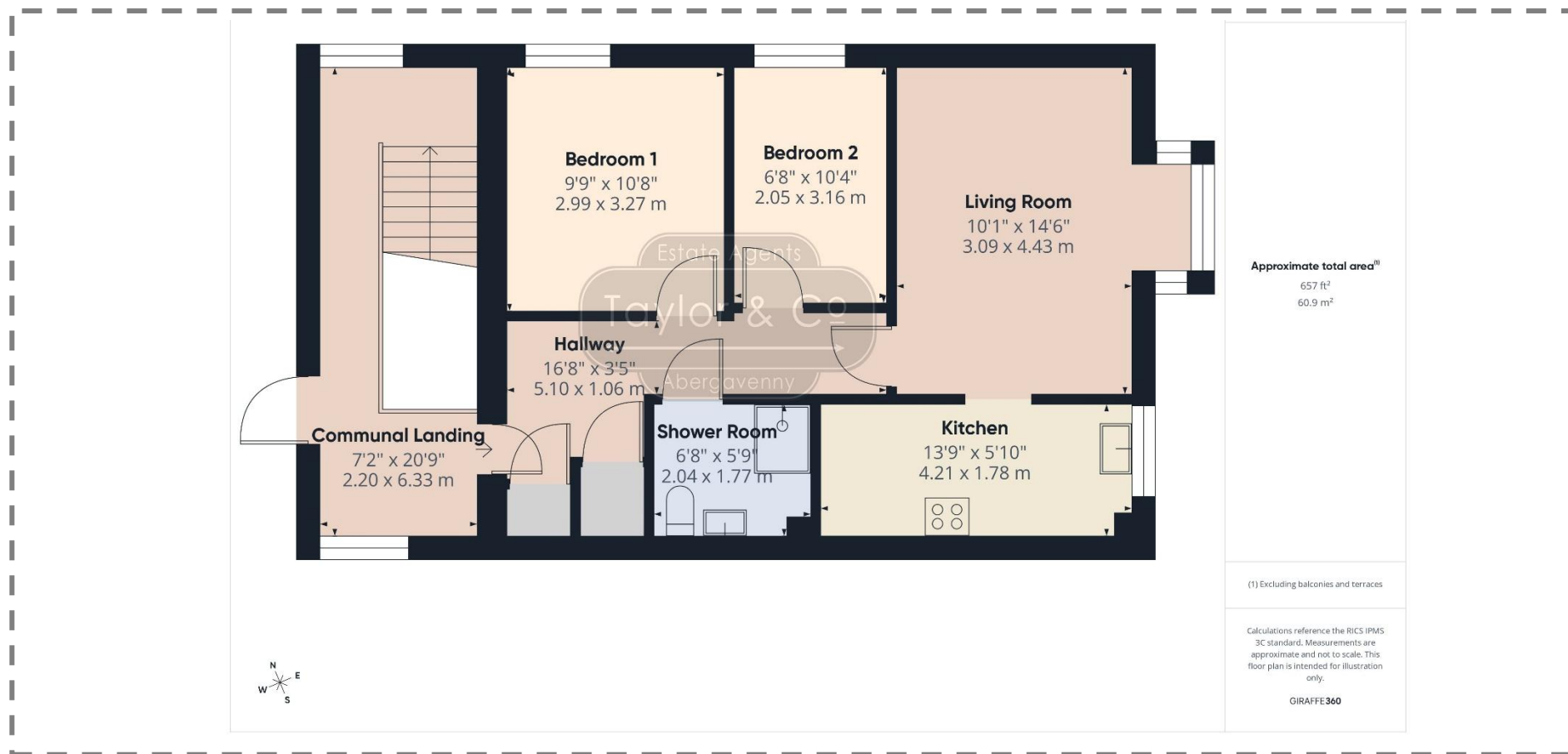
**Reference** AB534



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