



Estate Agents  
**Taylor & Co**  
Abergavenny

# Bailey Court

Hereford Road, Abergavenny NP7 5PQ

Asking Price  
**£115,000**



# Bailey Court,

## Hereford Road, Abergavenny, Monmouthshire NP7 5PQ

Popular retirement development for the over 60's situated opposite Bailey Park in the centre of town | A well presented one bedroom first floor apartment with lift service  
Private entrance hallway | Living room with bay window enjoying a westerly outlook toward Bailey Park  
Modern fitted kitchen | Bathroom with low level easy access bath and shower over  
Shops, supermarket, doctors and dentist's surgeries in the town | Bus station (0.5 mile) and railway station (1 mile)  
Communal gardens, residents meet & greet reception/sitting area, guest suite & residents parking  
Main entrance door entry intercom system | 24 hr emergency assistance pull cords in all rooms  
Residents laundry room & drying area | Communal parking facilities | NO ONWARD CHAIN

**This updated and well presented first floor one bedroom retirement apartment enjoys an excellent position within the building with a westerly outlook towards Bailey Park from its large living room bay window and bedroom.**

**The popular Bailey Court retirement complex is a purpose built development of retirement apartments, age restricted to those aged 60 years and over. The development boasts a range of excellent facilities including security door entry system, warden assistance and 24-hour emergency response system, a communal laundry room and clothes drying area, guest bedroom and shower room (subject to availability), communal lift, residents communal reception lounge and visitor parking facilities.**

**SITUATION** | Bailey Court enjoys a central setting within walking distance of the town centre and just across the road from the immensely popular and scenic Bailey Park, with the cricket ground, tennis and bowls clubs all close-by. Just a stone's throw away are all the services and amenities one would expect of a thriving town centre. Abergavenny boasts a comprehensive range of shopping and leisure facilities, including a wide selection of individual boutique style shops, grocery and newsagent stores, supermarkets, and many well-known high street shops. Abergavenny also hosts a market several times a week. The town has its own cinema and leisure centre as well as several restaurants for evening entertainment. There is a doctors' surgery located in Hereford Road as well as several dentists' practices in the town.

Abergavenny railway station is just under 1 mile away has regular services into Newport and Cardiff with a change for trains to Bristol and London at Newport, whilst road links at the Hardwick roundabout gives access to the motorway for Bristol, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, Cwmbran and Cardiff. The central bus station is approximately ½ mile away.

### **ACCOMMODATION**

**COMMUNAL ENTRANCE/RECEPTION** | Stairs and lift to first floor, communal seating area with doors to rear garden, hallways to apartments and communal facilities.

**COMMUNAL LANDING** With courtesy lighting and access to all first floor apartments.

**HALLWAY** | Entered from the communal landing via a solid entrance door with letter box and peep hole, 'Dimplex' electric storage heater, loft access hatch to boarded loft space, built in cloaks/storage cupboard, ceiling mounted mans operated smoke alarm, 'Tunstall' wall mounted telecon door entry system with emergency assistance pull cord, built in linen cupboard with 'Ariston' unvented water heater.

**LIVING ROOM** | Double glazed bay window with fitted roller blinds enjoying a pleasant westerly aspect towards Bailey Park, wall mounted electric log/flame effect fire, wall mounted 'Dimplex' electric storage heater, emergency assistance pull cord, television ariel point, two ceiling pendant lights and coved ceiling.

**KITCHEN** | An attractively fitted kitchen including a range of modern wall and floor units incorporating drawers and cupboards with beige gloss doors and contrasting fitted worktops with tiled splashback incorporating an inset stainless steel single drainer sink unit with mixer tap, space for slot in electric cooker, space for slot in fridge/freezer, internal high level window to the communal hallway.

**BEDROOM** | Double glazed window with fitted vertical blind enjoying a westerly aspect towards Bailey Park, emergency assistance pull cord, television aerial point, coved ceiling.

**BATHROOM** | Fitted with a modern coloured suite with complimentary fully tiled walls and comprising a low level easy access panelled bath with electric shower unit/shower rail and curtain over, low flush toilet, vanity wash hand basin unit with inset sink and storage cupboards beneath, wall mounted extractor fan and wall mounted electric convector heater, emergency assistance pull cord.

**OUTSIDE** | A private entrance leads from Hereford Road to ample residents parking and a communal entrance area which is surrounded by well-stocked shrubbery borders with the complex enclosed to the boundary by secure close board fencing. A path

from the car park leads to a paved seating area and lawn interspersed with flower beds and shrubs. In addition there is a communal bin/recycling store and cloths drying area with rotary cloths line that is accessed off the Laundry Room.

### **GENERAL**

**Tenure** | We are informed the property is Leasehold. Intending purchasers should make their own enquiries via their solicitors. The lease is for 999 years from 16<sup>th</sup> September 1987.

**Services** | Mains electric, water and drainage.

**Service Charge** | £129 per month and includes maintenance of the complex, cleaning, water and lighting of communal areas, maintenance of communal laundry room, grounds maintenance and buildings insurance.

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

**EPC Rating** | Band C

**Flood Risk** | Very low flood risk from rivers or surface water. According to National Resource Wales.

**Covenants** | The property is registered with HMLR, Title Number WA439376. 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 to the cabinet and copper wire connection also available according to Openreach.

**Mobile network** | Three & EE indoor coverage, limited Vodafone & O2. According to Ofcom.

**Viewing Strictly by appointment with the Agents**

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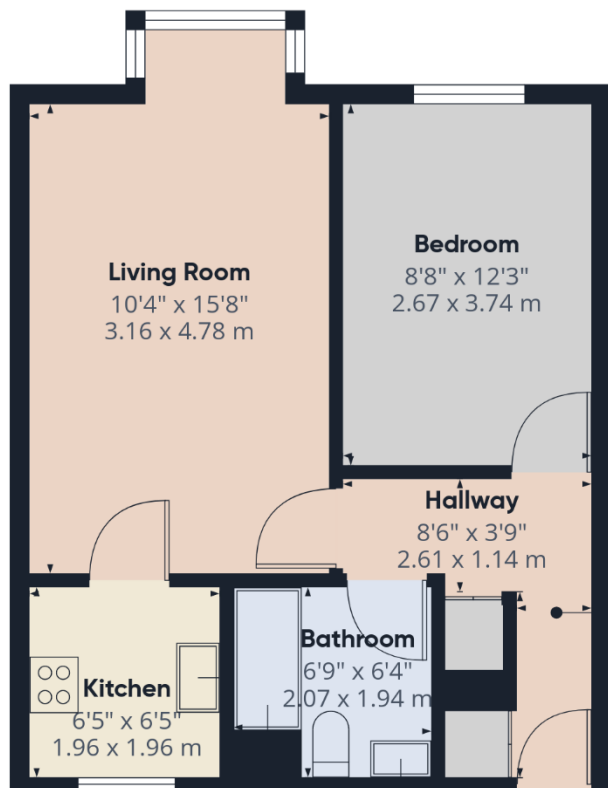
**Reference** AB356



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**Approximate total area<sup>(1)</sup>**

425 ft<sup>2</sup>

39.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Hallway**  
2'10" x 6'0"  
0.89 x 1.84 m

These particulars have been compiled with reference to our obligations under **THE DIGITAL MARKET, COMPETITION & CONSUMER ACT 2024**: Every attempt has been made to ensure accuracy; however these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.