Christie Residential

YOUR HOME, HANDLED WITH CARE

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Plas Elyrch, Tudor Street, Abergavenny

£250,000

- First Floor One Bedroom Apartment
- Sought After Retirement Development
- Town Centre Location
- Allocated Parking























About this property

A generously proportioned, one bedroom apartment set on the first floor of the sought after Plas Elyrch retirement development located a short walk from the wide ranging amenities of Abergavenny town centre. Offered in excellent order throughout the accommodation comprises an entrance hall, 20' lounge/diner with Juliet balcony and views across the town, and a stylish fully fitted kitchen with integrated appliances. There is a bright, double bedroom with large walk-in wardrobe, a stylish shower room and a storage area housing the washer/dryer and boiler. The apartment is conveniently located close to the private communal garden, while there is also a fabulous communal roof terrace providing wonderful panoramic views over the town and surrounding countryside. 'Plas Elyrch' was built by McCarthy & Stone in 2021 and provides independent retirement living for over 60s, supported by an experienced House Manager. It offers a number of additional facilities including a large lounge home to a range of activities and a warm welcome from the established community of residents. There is also a 24hr emergency call system. With further benefits including allocated parking for one car and a prime central location within the town, this is an exceptional home.

About the location

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Blorenge and the Sugar Loaf mountains, Abergavenny is known as the 'Gateway to Wales'. It is situated twelve miles from the English border and just south of the Black Mountains in the Brecon Beacons National Park. Steeped in history Abergavenny was originally a Roman Fort then a medieval walled town. It is now a market town with arguably more life than nearby Usk and Monmouth. It offers a wide range of amenities with major supermarkets, popular bi-weekly market, a high street comprising of recognised chains and local department stores, leisure centre, a number of churches and Nevill Hall Hospital. Abergavenny is world renowned for its Food Festival which brings the UK's best chefs and culinary experts to the town every September. The town also offers a rich and vibrant range of cultural options including the Borough Theatre which offers an all year round programme of professional and amateur events, and the annual Abergavenny Writing Festival. Its location means that Abergavenny acts as the major transport hub for the area. The railway station allows easy access to anywhere on the rail network. The A465, Heads of the Valleys Road is one mile out of town with the M50 / M4 a further 25 minutes away.

Directions

From the Angel Hotel on Cross Street (NP7 5EU) follow Lower Castle Street up the hill and bear to the right into Tudor Street. Plas Elyrch can be found on the right hand side prior the junction with Baker Street. The What3Words reference is ///ladder.ecologist.washed.

USEFUL information

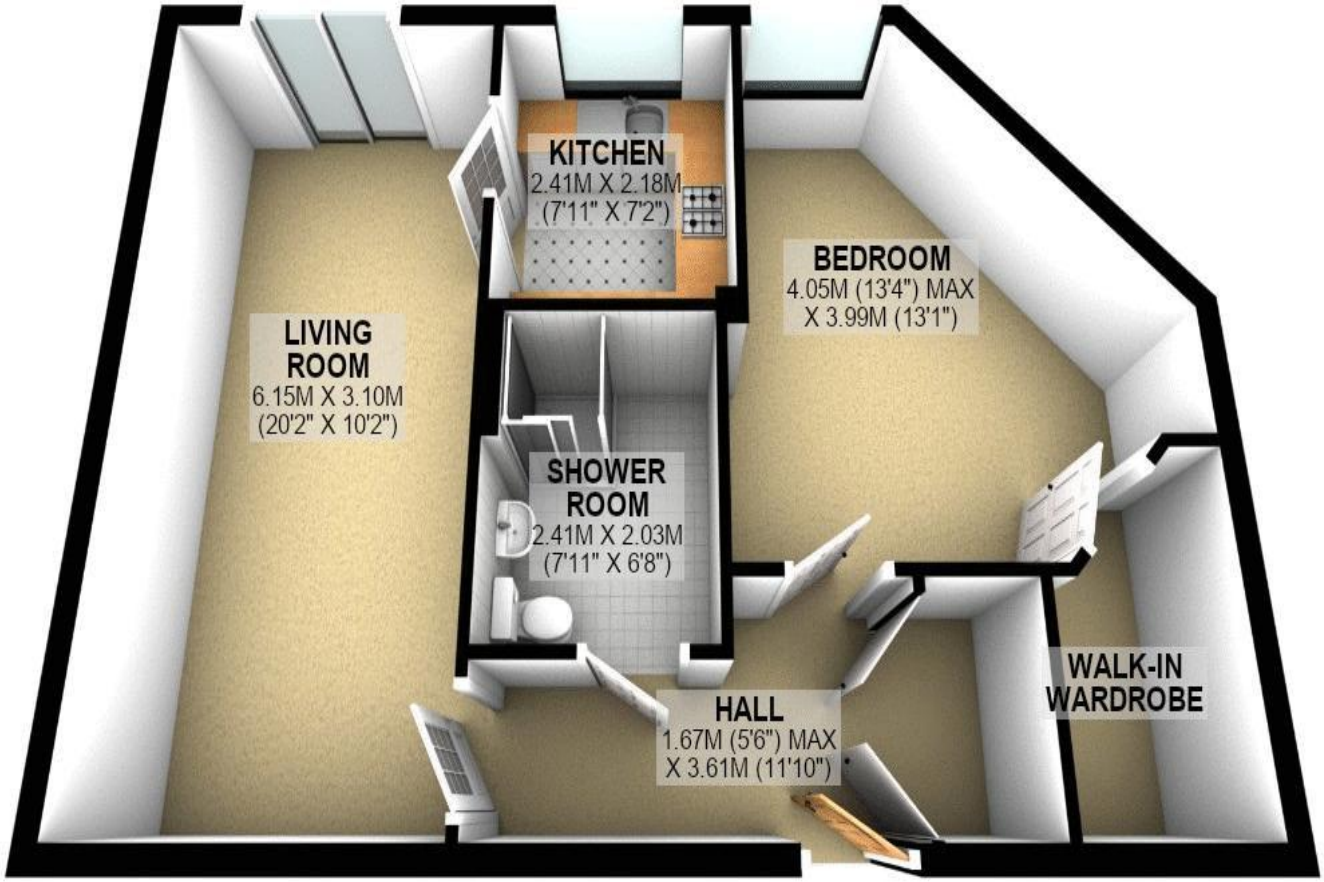
COUNCIL TAX:	Band D. The local authority is Monmouthshire County Borough Council – 01633 644644
SERVICES:	We understand that mains electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1000 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.
TENURE:	We believe the property to be a leasehold with 995 years remaining. There is an annual service charge of £3169.32 P.A inclusive of water rates and an annual Ground Rent of £425.00. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.
VIEWING:	Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

Consumer Protection from Unfair Trading Regulations 2008.

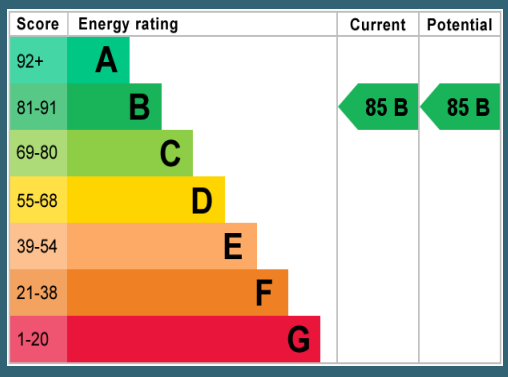
Please be aware that neither **Christie Residential** nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, **Christie Residential** have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via **Christie Residential**, as owners' agents.

FIRST FLOOR

APPROX. 55.3 SQ. METRES (594.9 SQ. FEET)



TOTAL AREA: APPROX. 55.3 SQ. METRES (594.9 SQ. FEET)



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