

Flat 1 Royal George House Monmouth



ROScoe ROGERS KNIGHT
Town and country properties

Flat 1 Royal George, Monmouth

Set in the heart of the market town and within easy reach of a wealth of local amenities is this immaculately presented two-bedroom first-floor apartment, occupying part of the impressive Grade II listed Royal George House. The apartment has been sympathetically and extensively remodelled, combining a wealth of original period features with high-quality modern fixtures and fittings. Further benefits include private parking, lift access and the significant advantage of no onward chain.

The exclusive development comprises just four apartments. The property retains a number of attractive original features, including tall wooden sash windows, high ceilings, moulded skirting boards and architraves, ornate coving and traditional panelled doors, complemented by a combination of carpeted and laminate flooring. A mains gas-fired boiler provides domestic hot water and central heating to radiators throughout.

The apartment is accessed from the rear parking area, where a secure door opens into the communal hallway. A lift provides access to each floor, with a secondary staircase also available. From first floor landing, through secure panelled door into:

ENTRANCE HALLWAY:

Phone entry system. Cloak cupboard with shelf and ample storage. Doors to the following:

BEDROOM ONE: 2.26m x 4.23m (7'5" x 13'11")

Window to front elevation with townscape views.

Asking price of £235,000





BEDROOM TWO: 3.23m (Max) x 2.56m (10'7" x 8'5")

Window to rear elevation.

KITCHEN: 3.28M X 1.90M OPENING UP TO 3.00M: 3.28m x 1.90m (10'9" x 6'3") opening up to 3.00m (9'10")

Window to back elevation. Butcher's block worktops along two walls, with a tiled splashback surround and inset one-and-a-half-bowl stainless steel sink and side drainer. A range of matte grey panelled cupboards and drawers set below, with space for a Rangemaster electric oven with four-ring hob and stainless steel extractor over. Complementary wall-mounted cabinets. Space and plumbing for washing machine/tumble dryer. 3.28m x 1.90m (10'9" x 6'3") opening up to 3.00m (9'10")

SHOWER ROOM:

Window to side elevation. A contemporary white suite comprising a low-level WC, vanity unit with inset wash basin and large, fully tiled shower enclosure with curved screen, housing a Mira shower with head on an adjustable chrome rail. Cupboard housing Worcester gas boiler. Extraction fan at high level. Ladder style radiator.

LIVING ROOM: 4.54m x 4.16m (14'11" x 13'8")

A generously proportioned principal reception room with two windows to the front elevation, enjoying townscape views. Decorative fireplace with ornate wooden surround and mantel. Arched recess to the side for display shelving.

OUTSIDE:

There is an allocated parking space for Flat 1 at the rear of the building.

SERVICES:

Mains gas, electricity, water and drainage. Council Tax Band D. EPC Rating C.

AGENTS' NOTE:

Lease: 999 years from 1991. Ground rent: £50 twice yearly. Combined maintenance and service charge: approximately £1,450 per annum.

DIRECTIONS:

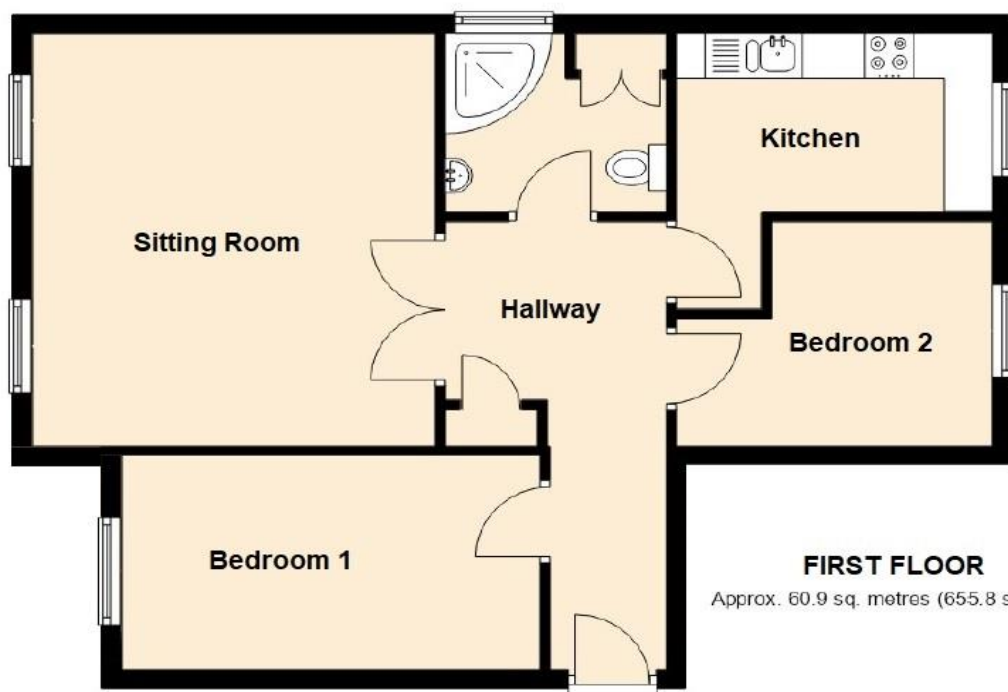
From our office, proceed along Priory Street to the traffic lights, where Royal George House can be found on the opposite side of the road.



Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.





FIRST FLOOR
Approx. 60.9 sq. metres (655.8 sq. feet)

