



Christie Residential

YOUR HOME, HANDLED WITH CARE

Tel: 01873 852221

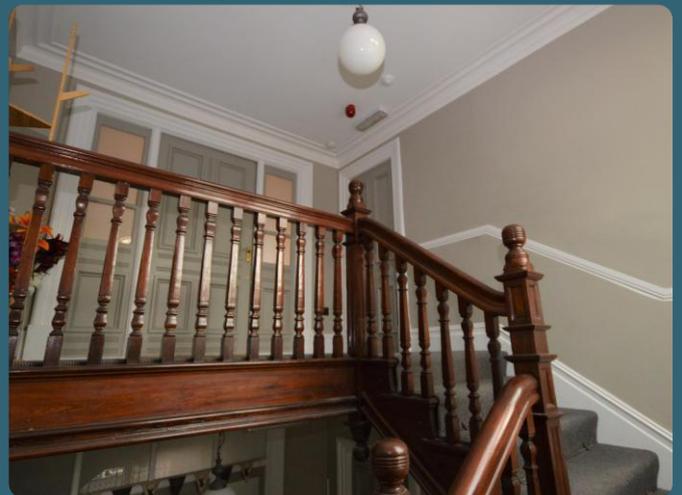
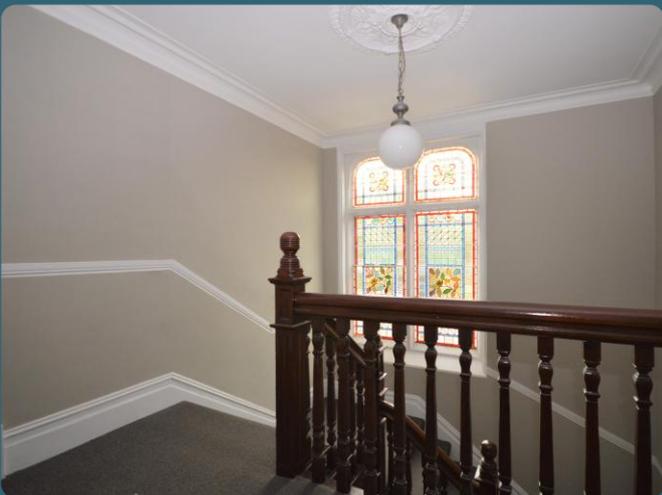
Web: christieresidential.co.uk

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Lansdown Road
Abergavenny
£375,000

- ♥ Luxury Two Bedroom Apartment
- ♥ Grade II Listed Exclusive Development
- ♥ Beautifully Appointed Throughout
- ♥ Superb Kitchen With Island Unit





About this property

A superb two bedroom, second floor apartment situated in Grade II listed, Saxonbury House occupying a prime position on Lansdown Road a mile from Abergavenny's town centre. Saxonbury House underwent a painstaking refurbishment in 2013 to create a truly exclusive development with an emphasis on a quality rarely found on the open market whilst retaining a wealth of period features and character. A stained glass front door opens to an impressive communal entrance hall with video intercom entry, stained glass windows, and wide staircase leading up to the apartment. The property itself affords generous accommodation and has been finished to the highest standard throughout. It includes a spacious living room with a large bay window offering splendid views across Abergavenny towards the Blorenge Mountain. There is a fabulous kitchen with a range of integrated appliances and a central island unit, two bedrooms, one having an en-suite shower room, and a stylish bathroom with freestanding bath and separate shower. Stairs from the hallway provide access to two useful loft rooms (with limited head height) and a further set of stairs lead, via a sliding lantern rooflight, to a unique roof terrace with stunning 360 degree views across the whole of Abergavenny and surrounding mountains. For buyers looking for a blend of exceptional quality and character this property represents a wonderful opportunity that would suit a range of potential purchasers. Offered with two allocated parking spaces and no onward chain.

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, a high street comprising of recognised chains and local department stores, leisure centre, a number of churches and Nevill Hall Hospital. 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, the Chamber Music Society 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. Furthermore there is a large bus station with an extensive range of routes to neighbouring towns and villages and as far afield as Cardiff. For further information on school catchment areas and community provisions go to www.monmouthshire.gov.uk or call 01633 644488.

Directions

From the Angel Hotel on Cross Street (NP7 5EU) follow Monk Street North to the traffic lights. At this point the road becomes Hereford Road. Continue straight for 600 yards before turning left into Lansdown Road.

USEFUL information

COUNCIL TAX: Band E. The local authority is Monmouthshire County Borough Council – 01633 644644

SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property.

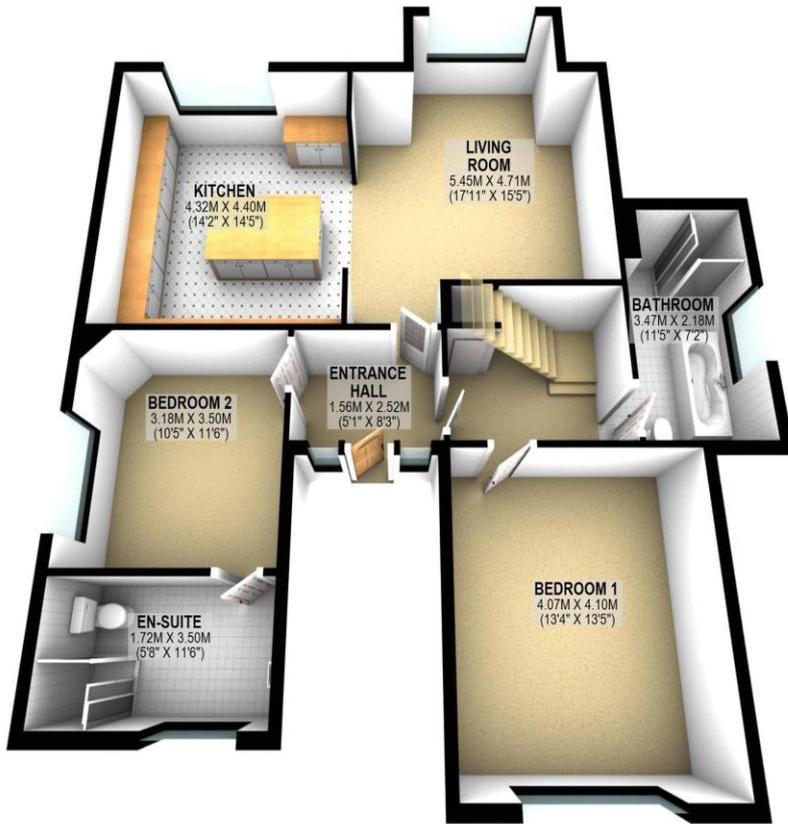
TENURE: We believe the property to be Leasehold (999 years issued in 2013), the freehold is jointly owned by the respective leaseholders. There is an annual service charge of £2,000. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally 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.

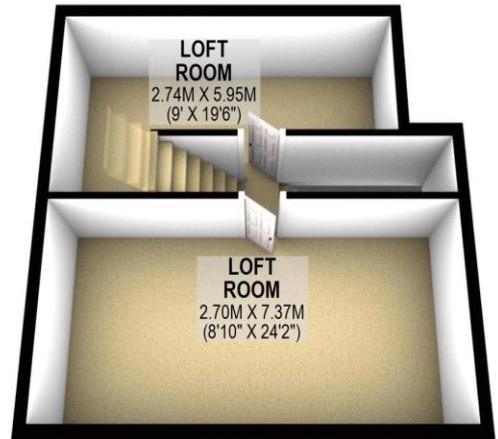
Consumer Protection from Unfair Trading Regulations 2008.

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.

SECOND FLOOR
APPROX. 95.6 SQ. METRES (1028.9 SQ. FEET)



THIRD FLOOR
APPROX. 37.6 SQ. METRES (405.2 SQ. FEET)



TOTAL AREA: APPROX. 133.2 SQ. METRES (1434.2 SQ. FEET)

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | 64 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |
| <small>WWW.EPC4U.COM</small> | | |



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