



Estate Agents

Taylor & Co

Abergavenny

Newmarket Court
Abergavenny NP7 5NB

Asking Price
£199,950

Newmarket Court

Abergavenny, Monmouthshire NP7 5NB

Extremely spacious purpose built second floor apartment | Central Location, Walking Distance to Shops, Bailey Park, Bus & Train Stations
Close to Restaurants, Cafes & Market Hall | Allocated Parking Space | Large Supermarket Close-by
Secure Door Entry System | Communal Hallways and Landing
Open Plan Living Room | Separate Kitchen | Three Bedrooms | En suite to master bedroom | Modern Bathroom Suite
Sash Style Double Glazed Windows | Electric Heating | NO ONWARD CHAIN

A beautifully presented, purpose built, second floor apartment built to a high specification by respected local builder HolmOak Developments in 2006 and enjoying rooftop views across this historic town. From a well maintained communal entrance, stairs and landing the flat opens into a hallway with built in storage cupboards, a light and airy open plan living room with dual aspect windows, separate kitchen/breakfast room, three bedrooms with en suite shower room to the master bedroom and a bathroom including an over bath shower. Allocated parking space.

SITUATION | Newmarket Court enjoys a central setting within walking distance of the town centre. 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 theatre, cinema and leisure centre as well as several restaurants for evening entertainment.

Abergavenny railway station is also within easy walking distance and 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.

The accommodation is outlined in brief below.

GROUND FLOOR | Communal entrance, staircase leading to all floors.

SECOND FLOOR

Communal second floor landing
Hallway with storage cupboard
Living room with dual aspect windows
Kitchen/breakfast room with built in appliances
Bedroom one
En Suite shower room
Bedroom two
Bedroom three
Bathroom

OUTSIDE

Allocated parking space
Bin store

GENERAL

Tenure | We are informed the property is Leasehold. 125-year lease from 1st November 2006. Intending purchasers should make their own enquiries via their solicitors.

Ground Rent | £200 per annum- Current year

Service Charge | £1263.58 per annum - Current Year

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

Council Tax | Band E (Monmouthshire County Council)

EPC Rating | Band C

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

Covenants | The property is registered with HMLR, Title Number CYM345845. There are no 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. Refer to Monmouthshire Planning.

Broadband | Fibre is connected to the cabinet, and a copper wire connection is also available. According to Openreach.

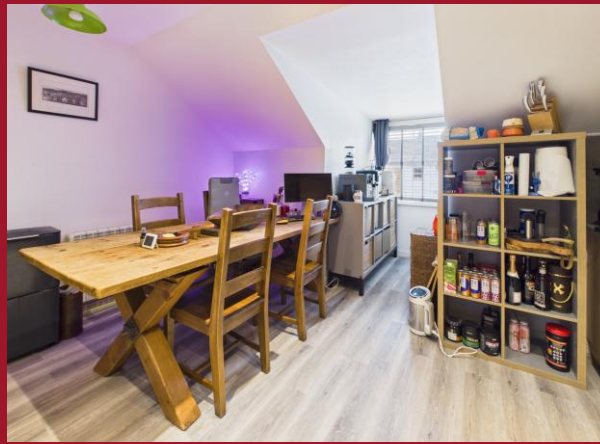
Mobile network | 02, Three, EE, Vodafone indoor coverage.

Viewing Strictly by appointment with the Agents

T 01873 564424

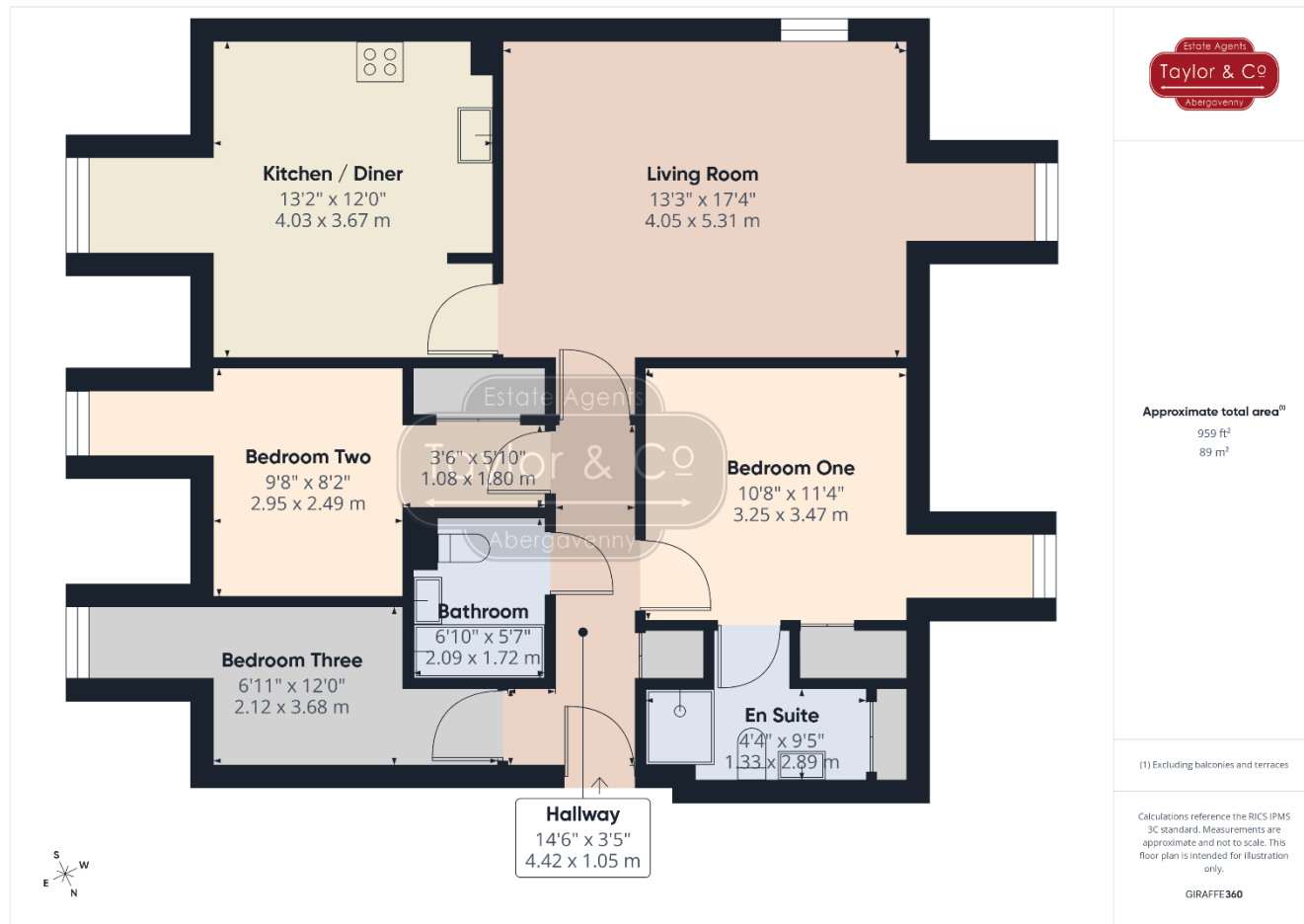
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Reference AB589



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