



**Christie
Residential**
YOUR HOME, HANDLED WITH CARE

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**35 Riverside Court
Abergavenny
£230,000**

- ♥ One Bedroom Apartment
- ♥ Sought After Retirement Development
- ♥ 25' Lounge/Diner
- ♥ No Onward Chain





About this property

A beautifully presented and exceptionally spacious one-bedroom apartment situated on the second floor of the highly regarded Riverside Court retirement development, conveniently located just a short walk from the extensive amenities of Abergavenny town centre. The apartment is easily accessible via a lift, ensuring convenient access to all floors. Recently redecorated throughout and benefiting from new flooring, this stylish home offers bright, contemporary accommodation comprising a welcoming entrance hall leading to an impressive 25ft lounge with a Juliet balcony overlooking the front aspect. Off the lounge is a modern fitted kitchen featuring integrated appliances and ample storage. The generously proportioned bedroom includes a walk-in wardrobe, while a smartly appointed shower room and a large storage cupboard further enhance the practicality of the apartment. Additional benefits include economical underfloor heating and high-quality fixtures and fittings throughout. Built by McCarthy & Stone in 2017, Riverside Court provides independent retirement living for the over-60s, with the reassurance of an experienced House Manager and a 24-hour emergency call system. Residents enjoy access to a range of excellent communal facilities, including a spacious residents' lounge that hosts a variety of social activities, beautifully maintained communal gardens, a guest suite available for visiting family and friends for a modest charge, a secure communal mobility scooter room with charging points providing level access externally, and a communal laundry room.

About the location

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Bloreng 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 recognized 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 central Abergavenny head out of town on Cross Street to the bus station and Riverside Court can be found to the rear adjacent to the Y Fenni River.

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. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 80 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

TENURE: We believe the property to be Leasehold (999 years from June 2016) with a monthly service charge of £271.00 which includes buildings insurance, water supply and drainage. Ground rent is £425 per year. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

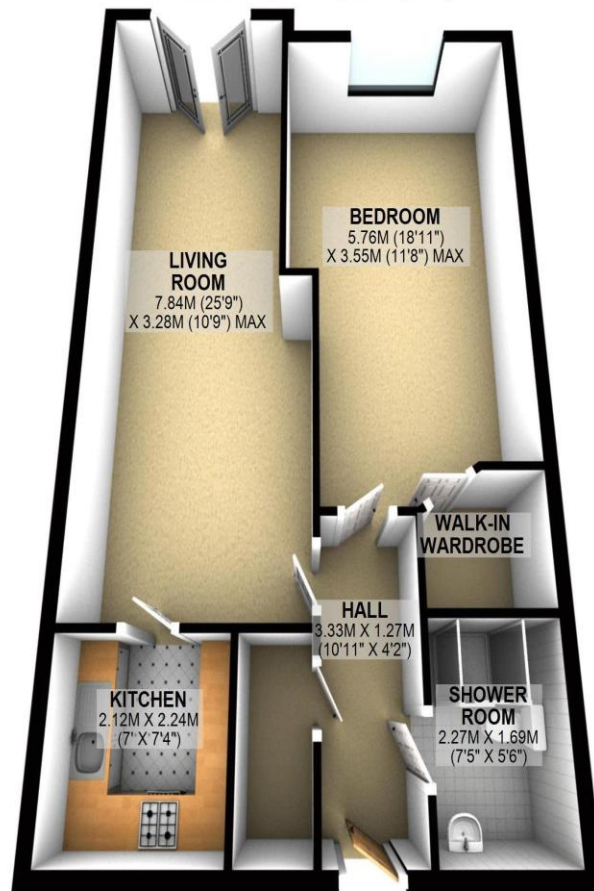
VIEWING: Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

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. 63.4 SQ. METRES (682.4 SQ. FEET)



TOTAL AREA: APPROX. 63.4 SQ. METRES (682.4 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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