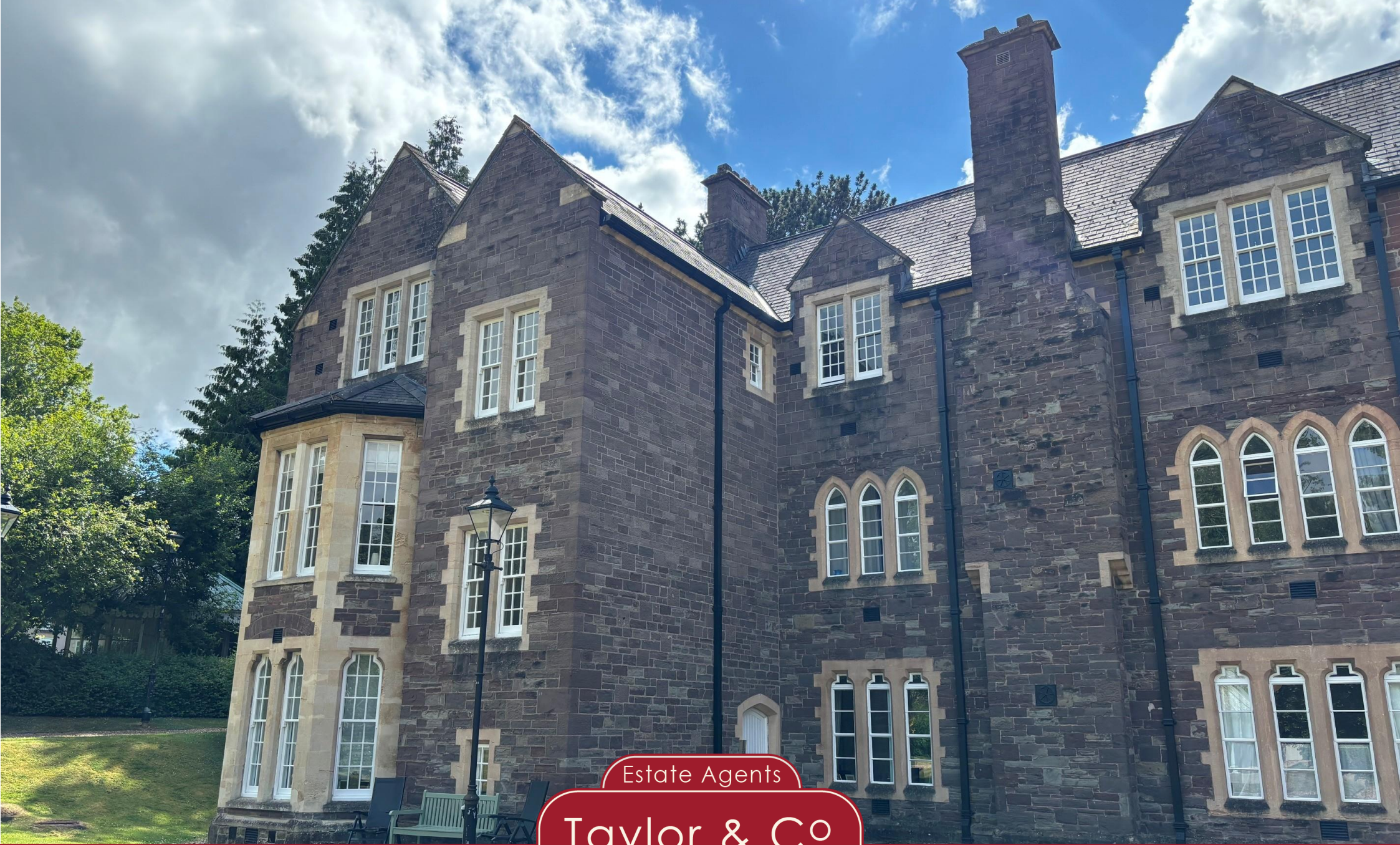




Estate Agents

Taylor & Co

Abergavenny

Sarno Square
Abergavenny NP7 5JT

Asking Price
£150,000

Sarno Square

Abergavenny, Monmouthshire NP7 5JT

A one bedroom second floor apartment | Spacious hallway with useful cloaks cupboard
Fitted kitchen with integrated appliances | Magnificent Living Room with tall windows overlooking with view of the Bloreng
Manicured parkland like gardens featuring the original Victorian Pavilions
Annual service charge includes water rates, contribution to gas, plus buildings insurance
Walking distance to town centre, bus & railway stations | Allocated and visitors' parking | No Chain

Nestled in park-like communal grounds which afford superb hillside views towards the prominent Black Mountains peaks of the Bannau Brycheiniog National Park which surround the internationally famous market town of Abergavenny, is this chic and contemporary one bedroom second floor apartment which offers an incredible amount of floor space of around 1394SqFt (129.54 SqM). Forming part of the historic Grade II Listed Parc Pen y Val development, this generously appointed split level apartment is entered via a spacious centralised hallway and has recently been decoratively upgraded to an exemplary specification entirely sympathetic to the heritage and age of the building. The superior design finish and scope of this family size residence makes it an ideal acquisition either as a primary or second home, particularly as it is conveniently located above the main entrance archway with ease of access to its allocated parking space and the beautifully manicured communal grounds.

SITUATION | The property enjoys an enviable location in a superb development just under a mile from the centre of Abergavenny. A conveniently located footpath nearby the property leads through a tranquil wooded copse to the River Gavenny, giving quick and ambient pedestrian access to the town centre.

The historic town centre offers comprehensive leisure and shopping amenities including individual boutique style shops, bistros and restaurants, independent grocery and newsagent stores, roundabout give easy access to the motorway and "A" routes to Cardiff, Newport plus further afield to the M4 linking Bristol, west Wales and the Midlands. supermarkets, and a plethora of well-known high street shops. Abergavenny hosts a market several times a week in its iconic Market Hall which attracts people from far and wide to its Farmers' market. The town boasts its own

cinema, theatre, and leisure centre as well as being a sought after destination as a foodie haven, attracting famous chefs from across the world to its annual Food Festival; there are numerous eateries and gastro pubs in the town and the neighbouring villages providing evening entertainment and culinary delights.

ACCOMMODATION

The accommodation is planned over one floor as shown in brief below:

Entrance hall
Open plan lounge, diner & kitchen
Bedroom with built in wardrobe
Bathroom

OUTSIDE

The apartment enjoys the benefit of extensive communal gardens and original Victorian Pavilions which contribute so much to the attractive parkland style setting and pleasant environment of Parc Pen Y Fal. The gardens include a mixture of gravel and paved pathways and grassed areas with shrubbery, rose trellis and hedgerow borders. Allocated parking and additional visitor parking is also available.

GENERAL

Tenure | We are informed the property is Leasehold. The Lease is 999 years from 31st March 2003 with 976 years remaining. Intending purchasers should make their own enquiries via their solicitors.

Ground rent | £165 per annum

Service charge | £4,078 per annum which includes gas usage (rebate is issued for under use) water usage and sewage, Building insurance, gas boiler yearly service, fire alarm system and maintenance, Intercom system and maintenance of grounds upkeep and exterior lighting, parking area upkeep and lighting, exterior window cleaning, exterior painting & maintenance, entrance and stair cleaning and lighting.

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

Council Tax | Band C (Monmouthshire County Council)
EPC Rating | Band E

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

Covenants | The property is registered with HMLR, Title Number CYM229477. There are 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 broadband connection to the cabinet according to Openreach.

Mobile network | Three & EE indoor coverage, 02 & Vodafone limited signal. According to Ofcom.

Viewing Strictly by appointment with the Agents

T 01873 564424

E abergavenny@taylorandcoproperty.co.uk



Estate Agents

Taylor & Co

Abergavenny

Approximate total area⁽¹⁾

592 ft²

55 m²

Kitchen / Living Area

14'10" x 23'3"

4.52 x 7.09 m

Bathroom

10'4" x 5'3"

3.15 x 1.60 m

Bedroom

12'6" x 10'10"

3.82 x 3.32 m

Hallway

3'3" x 13'0"

1.01 x 3.97 m

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

These particulars have been compiled with reference to our obligations under **THE DIGITAL MARKET, COMPETITION & CONSUMER ACT 2024**: Every attempt has been made to ensure accuracy; however these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.