



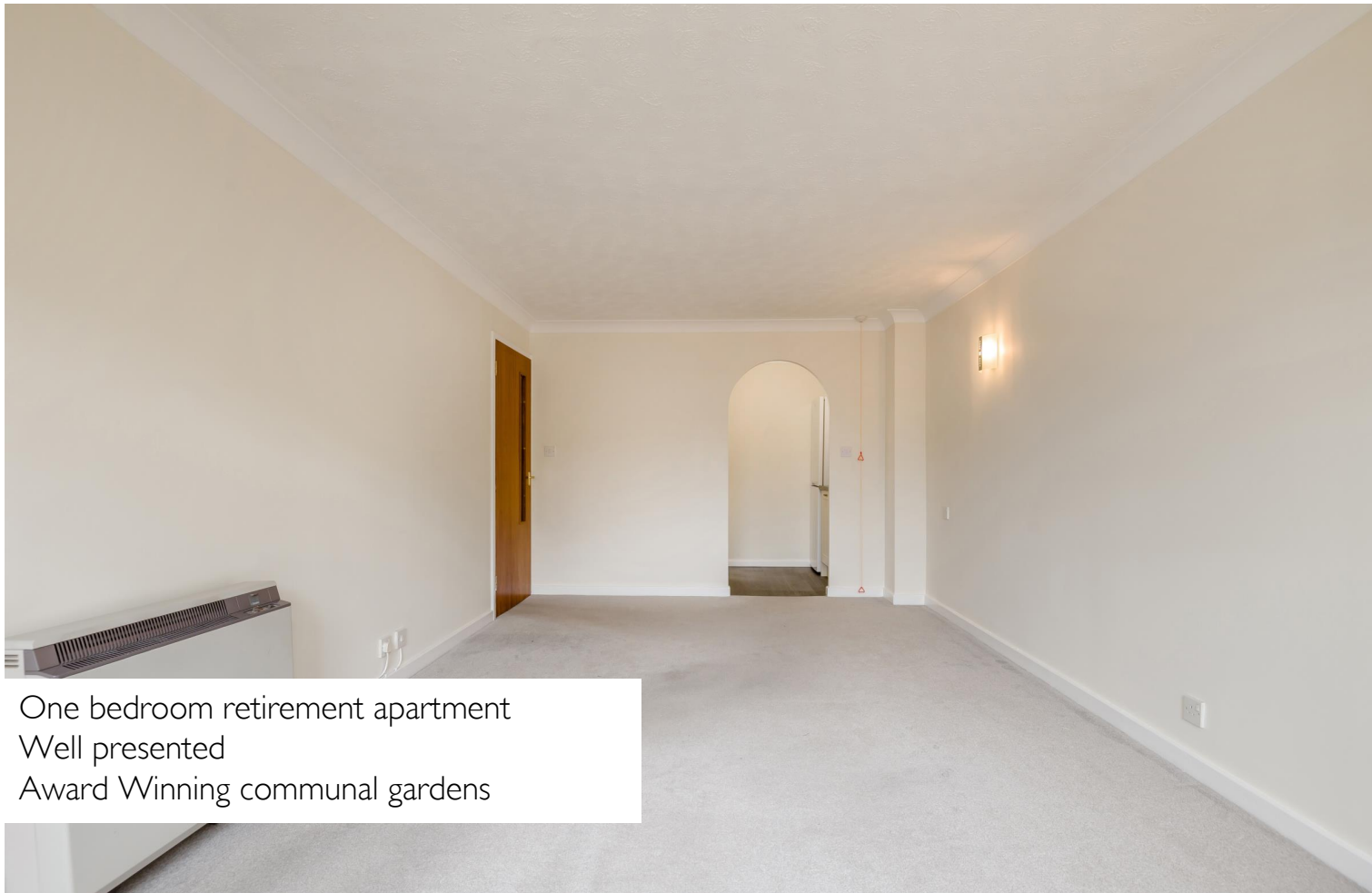
# MONMOUTH

Guide price **£95,000**



# 29 HOMEFORGE HOUSE

Monmouth, Monmouthshire NP25 5HA



One bedroom retirement apartment  
Well presented  
Award Winning communal gardens

Homeforge House is a popular and desirable retirement home for over 60's. which benefits of a communal lounge, laundry, guest suite and award-winning gardens. Located a short walk from Monmouth town centre, this apartment is a stone's throw from the bustling high street and local amenities, including food stores such as Marks & Spencer and Waitrose, a pharmacy and independent cafes and restaurants. Monmouth also benefits from fantastic schooling, catering to all ages. With accessible road links to the A40, the property allows for easy commuting to neighbouring towns and cities, while bordering the Wye Valley, outdoor pursuits and countryside walks can be enjoyed, creating a wonderful balance between town and countryside living.

## STEP INSIDE

The hallway gives access to living/dinning room, bedroom, shower room and storage cupboard.

The lounge/dinner has a broad window overlooking the beautiful communal gardens, with an arch leading to the kitchen.

The modern kitchen has a mixture of wall and base units, eye level electric oven, built in microwave, two ring electric hob, sink and drainer and space for fridge freezer.

The bedroom is a generous size, again with broad window overlooking the beautiful communal garden. The bedroom also benefits with fitted double wardrobe with hanging space.

The modern fitted shower room has a corner shower with an electric shower, glass screen and sliding doors, tiled splashbacks, vanity wash hand basin, and low-level W.C

Guide price  
£95,000



### KEY FEATURES

- One bedroom retirement apartment
- Flat walking distance to town centre
- Popular location
- Lift to all floors
- No onward chain
- Award winning communal gardens



### STEP OUTSIDE

The beautiful award-winning garden is very well presented with large area to lawn at the rear of the building, a pleasant patio and seating area to the front. The flower beds are always well kept and planted with various bedding plants throughout the year. There is a communal car park providing parking space.

### LEASE DETAILS

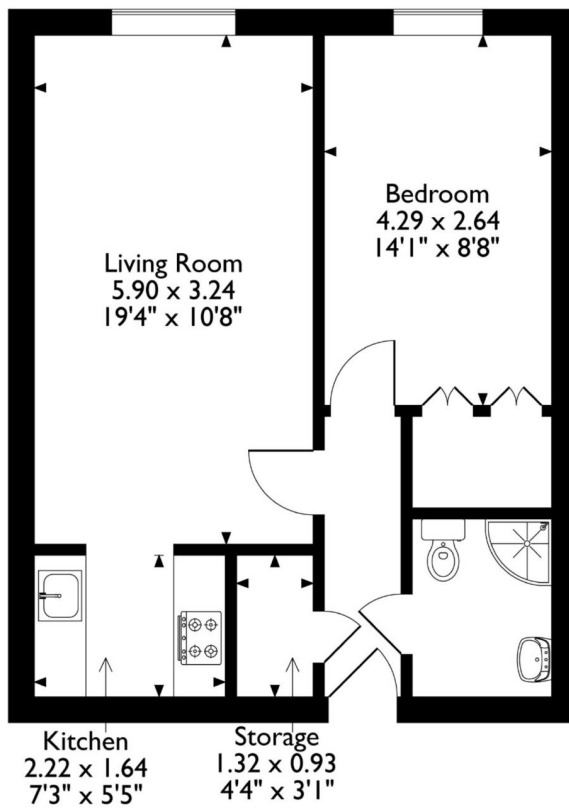
125 years from 1st February 1988

Current service charge total is £4,559.94 which can be paid in two payments

Ground rent is currently £249 per six months = £498 per annum.



29, Homeforge House, Monmouth, Monmouthshire  
 Approximate Gross Internal Area  
 46 Sq M/495 Sq Ft



**First Floor Flat**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**DIRECTIONS**

From our Monmouth office, proceed down Monnow Street and left onto Blestium Street. At the roundabout, take the second exit over the bridge. At the traffic lights continue straight onto Goldwire Lane, follow the road around and Homeforge House is located on the right-hand side.



**INFORMATION**

Postcode: NP25 5HA  
 Tenure: Leasehold  
 Tax Band: B  
 Heating: Electric storage heaters  
 Drainage: Mains  
 EPC: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B	83	86
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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