

12B MONK STREET

ABERGAVENNY | MONMOUTHSHIRE | NP7 5NP



P parrys

WELCOME TO 12B MONK STREET

Situated within walking distance of Abergavenny town centre and the local amenities, a well-presented two-bedroom second floor flat, with communal garden.



Rent (pcm): £825

Deposit: £1,237

EPC: C

Council Tax Band: B

- Within walking distance of Abergavenny town centre
- Second floor two-bedroom flat
- Living room with Juliette balcony

THE PROPERTY

The flat is accessed through the communal entrance with stairs to the second floor and in brief comprises, entrance hall with doors leading the light and airy living room with French doors and Juliette balcony. The kitchen has been fitted with a range of contemporary style base and wall units, integrated cooker, hob with extractor unit over, washer/drier and fridge/freezer. From the hall doors lead to the bathroom with a bath with overhead shower, pedestal hand basin and w.c. and two bedrooms.



OUTSIDE

To the outside and at the rear of the property is a communal garden.



INFORMATION

EPC Rating: C. To view the full EPC please visit www.gov.uk

Tenure: Freehold.

Local County Council: Monmouthshire County Council.

Council Tax Band: B. Please note that the Council Tax banding was correct as at the date property was listed. All applicants should make their own enquiries.

Services: We understand that the property is connected to mains water, drainage, gas and electric.

Broadband: Broadband Fibre to the cabinet broadband available subject to providers terms and conditions, up to 76 Mbps download speed, up to 15 Mbps upload speed. Please make your own enquiries via Openreach.

Mobile: EE & Three good outdoor ad in home. O2 and Vodafone good outdoor and variable in home. Please make your own enquiries via Ofcom.

Title: The registered title of the property number is CYM45581 a copy is available from Parrys Rentals

Agent's Notes: Minimum term, available from 12 months. Affordability criteria; annual rent x 2.5. Parrys Rentals are committed to providing material information relating to the properties we are marketing to assist prospective contract holders when deciding to view and/or proceed with the application for the occupation contract of a property.

Parking: The flat does not have off-road or on-street parking. A residential parking permit may be available from Monmouthshire County Council, subject to terms and conditions. Please make your own enquiries via Monmouthshire County Council.

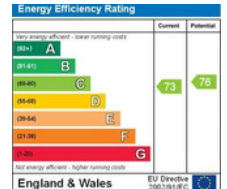
Planning Consents: Parrys Rentals are not aware of any planning applications that could affect this property.

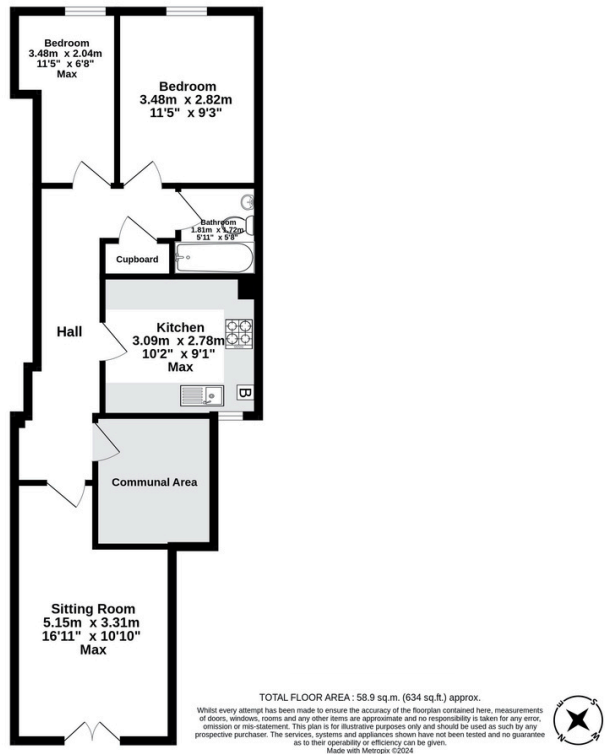
Flood Risk: This property is at a high risk of flooding from rivers and a medium risk of flooding from surface water and small water courses. Please make your own enquiries via Natural Resources Wales.

Directions: Proceed into Abergavenny from the main Hardwick roundabout and continue along Monmouth Road towards the town centre. Bear right by The Angel Bakery and the flat will be found on the left-hand side before St. Marys Church.

What 3 Words: ///diplomat.displays.estimates

Location: The historic market town of Abergavenny offers a range of amenities including shops, primary and secondary schools, banks, doctors, dentists, library, theatre, cinema and local general hospital. The town has a leisure centre with indoor swimming pool, and the area is well known for being the 'Gateway to Wales' and is on the doorstep of the breathtaking Brecon Beacons with the Monmouthshire & Brecon Canal a short distance away for beautiful walks. Abergavenny offers a bus station, mainline railway, and excellent transport links via the A465, A40, A449 and onto the M4/M5 and M50 motorway networks.





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