



# MONMOUTH

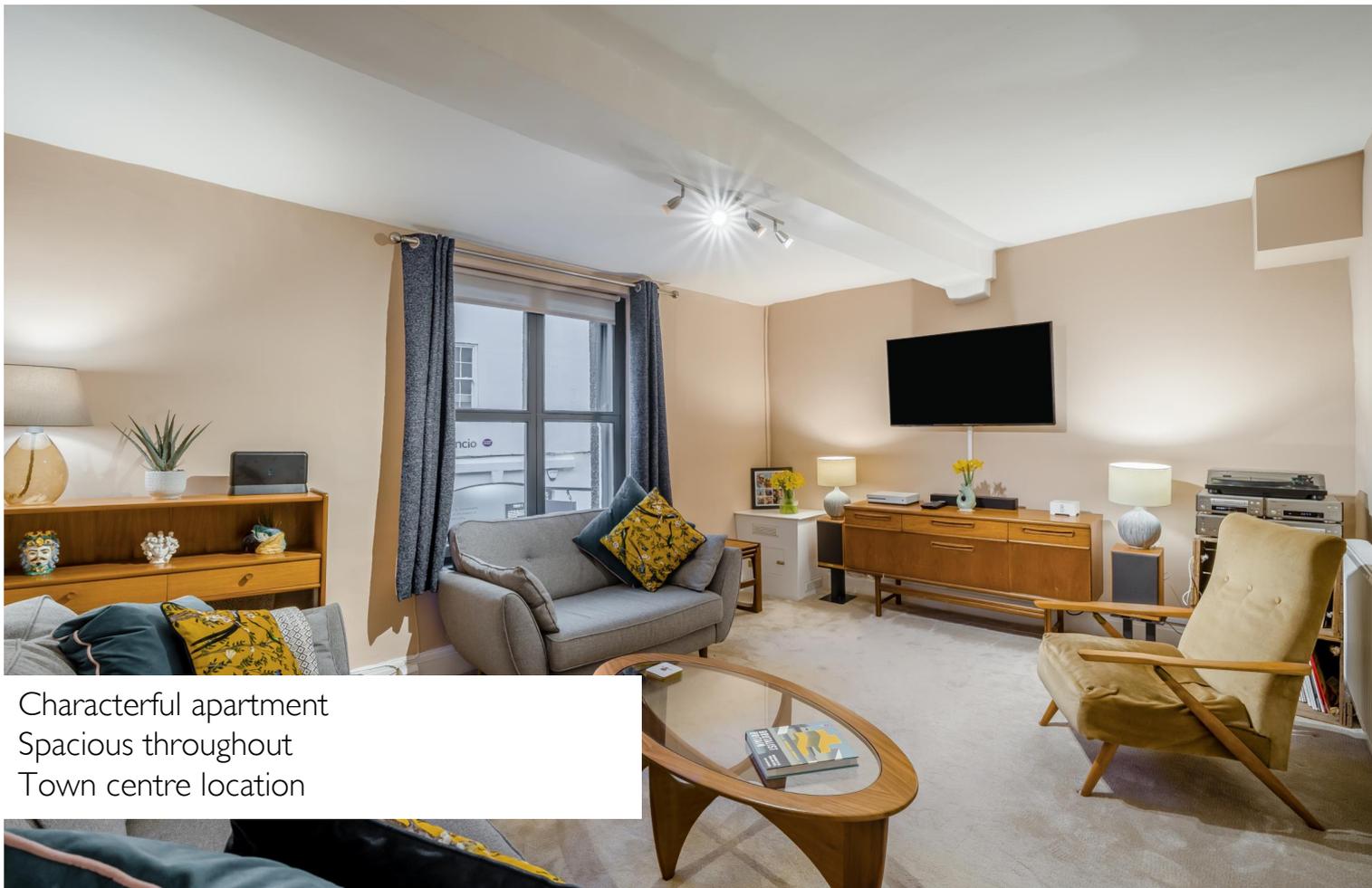
Guide price **£215,000**



ARCHER & CO

# FLAT 1

16A, Monnow Street, Monmouth, Monmouthshire NP25 3EE



Characterful apartment  
Spacious throughout  
Town centre location

A spacious two-bedroom maisonette arranged over two floors, offering the feel and practicality of a small house within Monmouth town centre. The property benefits from its own private entrance, two double bedrooms, a modern shower room and a separate downstairs WC, along with a generous kitchen/breakfast room and character features throughout. An allocated parking space further enhances convenience in this central location.

The historic Monmouth town has a wider range of amenities including well known supermarkets and retailers alongside a number of independent shops. The town also benefits from a number of excellent dining options. A wide range of sporting facilities including swimming, rowing and golf and benefits from excellent schooling. Monmouth is ideally located for anyone commuting with the A40 providing access to the M4 and M50.

## STEP INSIDE

Upon entering the property, you are welcomed by a spacious hallway featuring tiled wood-effect flooring, decorative half-panelled walls, a side aspect window, useful understairs storage cupboards and stairs leading to the first floor.

The first-floor landing benefits from an original feature shelved cupboard and stairs rising to the second floor with a large understairs storage cupboard. Doors lead to the cloakroom/wc, kitchen/breakfast room and lounge.

The lounge is situated to the front of the property with a window to the front aspect and is tastefully decorated, creating a warm and homely living space.

The kitchen/breakfast room enjoys two windows to the rear aspect and is well equipped with a modern contemporary range of wall and base units, electric oven and four-ring hob, plumbing for a dishwasher and automatic washing machine, and a wall-mounted Worcester gas combination boiler. There is ample space for a dining table and chairs.

Guide price  
£215,000



## KEY FEATURES

- Maisonette arranged over two floors
- Private entrance
- Separate downstairs WC
- Two double bedrooms
- Allocated parking
- Character features



The second-floor landing provides access to both bedrooms and the modern shower room.

The principal bedroom features a window to the front aspect, characterful exposed beams to the ceiling and a modern range of fitted wardrobes.

Bedroom two is also a generous double bedroom with a window to the rear aspect offering rooftop views towards the Kymin, exposed beams and a modern range of fitted wardrobes.

The modern shower room comprises a Velux window, exposed beams, fully tiled walk-in shower, pedestal wash hand basin and WC, along with a heated towel rail.

## STEP OUTSIDE

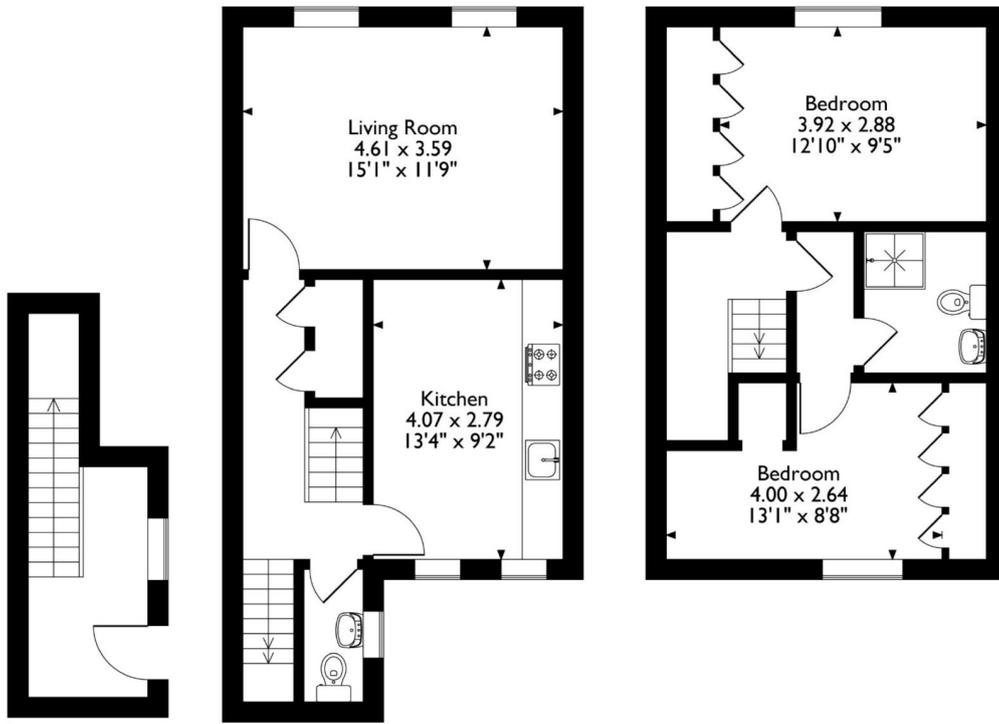
A private alleyway from the High Street leads to a terracotta courtyard and the apartment's private entrance.

## LEASE DETAILS:

Service charge is currently £110 pcm which we are advised covers water rates, buildings insurance and partly pays into a sinking fund. One parking space is also included in a private bay in the yard at the bottom of Nailors Lane as part of the monthly amount paid into the sinking fund.



Flat 1, 16A, Monnow Street, Monmouth  
 Approximate Gross Internal Area  
 86 Sq M/925 Sq Ft



**Ground Floor**

**First Floor**

**Second Floor**

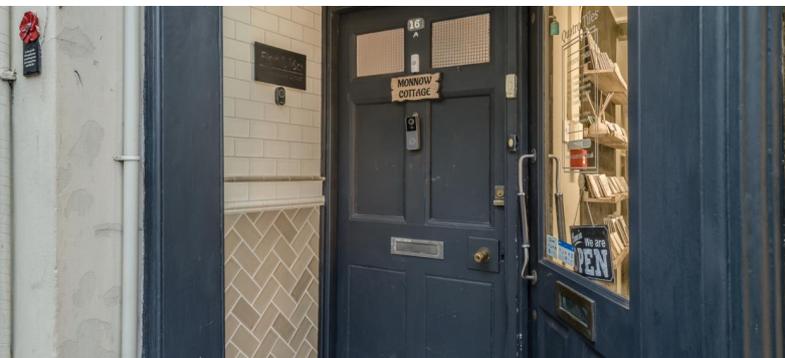
Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**DIRECTIONS**

The property is located halfway up Monmouth high street next to Quatro tiles shop.

**INFORMATION**

Postcode: NP25 3EE  
 Tenure: Leasehold  
 Tax Band: D  
 Heating: Gas  
 Drainage: Mains  
 EPC: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D	72	75
(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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