



**GURKHA CORNER RESTAURANT**  
ABERGAVENNY  
HIMALAYAN TRADITIONAL, NEPALESE AND INDIAN CUISINE  
TEL: 01873 655 800

**THE POT**

OPEN

Estate Agents

**Taylor & Co**

Abergavenny

**Nevill Street**  
Abergavenny, NP7 5AD

Asking Price  
**£150,000**



# Nevill Street

## Abergavenny, Monmouthshire NP7 5AD

Two bedroomed first floor apartment in a central position in Abergavenny | Occupies part of an attractive Grade II Listed building in a pedestrianised area  
Ideal primary residence or second home | Walking distance to High Street, pubs, and restaurants  
Arranged over two levels with generously proportioned rooms | Large living room with ornamental cast iron fire grate | Fitted kitchen  
New 999 year lease | Recently redecorated and new heating system installed | Offered to the market with no onward chain

Arranged over two levels, this two bedroomed, first floor apartment occupies part of a Grade II Listed former Gentry House, noted in Cadw records for its historical interest. This attractive building is in a central position in the very heart of the pedestrian quadrant of Abergavenny, a vibrant and thriving ancient market town on the borders of the Bannau Brycheiniog – Brecon Beacons – National Park. The building is arranged over three floors, the two upper floors comprising four apartments. This generously proportioned apartment has recently been redecorated and is presented with a neutral décor throughout, new electric radiators, and a modern kitchen and white bathroom suite. A private hallway opens into a hallway with stairs to the upper floor; the spacious living room has an ornamental cast iron grate, and the kitchen is fitted with a good range of Shaker style cabinets. The two bedrooms are served by a white bathroom suite. The apartment is offered to the market with no onward chain.

**SITUATION** | The town centre of Abergavenny offers comprehensive leisure and shopping amenities including individual boutique style shops, eateries and restaurants, grocery and newsagent stores, supermarkets, and a plethora of well-known high street shops. The town is particularly well served by schools for all ages at both primary and secondary level. The area is internationally favoured as a foodie haven as well as an ideal base for professional and amateur leisure pursuits. There are many sports clubs and activities in the area including rugby, football, tennis, bowls and swimming and of course, cycling at both an amateur and a professional level can be found close-by.

Abergavenny also hosts a market several times a week. The town has its own cinema and leisure centre as well as several eateries for evening entertainment. Abergavenny railway station is very accessible whilst road links at the Hardwick roundabout give easy access to the motorway and "A" routes to Cwmbiran, Cardiff, and Merthyr Tydfil and further afield to the M4 and the Midlands.

### ACCOMMODATION

From the first floor of the main building the flat is approached via a first floor external landing to a shared lobby with flat 3.

**ENTRANCE HALL** | Private entrance door from the shared lobby, staircase to the upper floor with storage cupboard beneath, electric consumer units, sash window with safety bar, ceiling mounted mains operated smoke alarm.

**UPPER FLOOR LANDING** | Access to the bathroom and inner hallway, staircase from the entrance hall.

**BATHROOM** | White suite comprising a panelled bath with 'Triton' electric shower unit over and tiled surround, pedestal wash hand basin with mixer tap, lavatory, built in cupboard housing hot water cylinder, ceiling mounted extractor fan, sash window with safety bar.

**INNER HALLWAY** | Loft access hatch, 'Newlec' electric storage heater, ceiling mounted mains operated smoke alarm, wall mounted telephone door entry intercom system.

**LIVING ROOM** | Two sash windows both overlooking Nevill Street to the front with safety bars, 'Newlec' electric storage heater, television aerial point, telephone point, ceiling mounted mains operated smoke alarm, ornamental cast iron grate.

**KITCHEN** | Fitted base and wall units, contrasting worktops with tiled splashback, inset stainless steel one and a half bowl single drainer sink unit, built in electric over, 4 ring halogen hob and cooker hood, space and plumbing for washing machine, space for upright fridge/freezer, sash window with safety bar, 'Newlec' electric storage heater.

**BEDROOM ONE** | Sash window overlooking Nevill Street with safety bar, ornamental cast iron grate, television aerial point, two small built in storage cupboards, ceiling mounted mains operated smoke alarm, 'Newlec' electric storage heater.

**BEDROOM TWO** | Sash window with safety bar, 'Newlec' electric storage heater, ceiling mounted mains operated smoke alarm.

### GENERAL

**Tenure** | We are informed the property is Leasehold. A new Lease will be created on purchase for a term of 999 years. Intending purchasers should make their own enquiries via their solicitors.

**Ground Rent** | £1 per annum

**Service Charge** | Current annual charge £800 to include maintenance of fire alarm and lighting in communal areas, plus buildings and fire insurance cover. Any additional maintenance of the building will be charged at 15% of the total cost.

**Services** | Electric heating system, mains water and drainage.

**Council Tax** | Band C (Monmouthshire County Council)

**EPC Rating** | Band D

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

**Covenants** | The property is registered with HMLR, Title Number \*\*\*. There are restrictive covenants associated with the property, for further details, speak to the Agent.

**Local planning developments** | The Agent is/is not aware of any planning developments in the area which may affect this property. Refer to Monmouthshire Planning.

**Broadband** | Fibre is connected to the cabinet, according to Openreach.

**Mobile network** | 02, Three, EE, Vodaphone indoor coverage. According to Ofcom.

**Viewing Strictly by appointment with the Agents**  
T 01873 564424 E abergavenny@taylorandcoproperty.co.uk

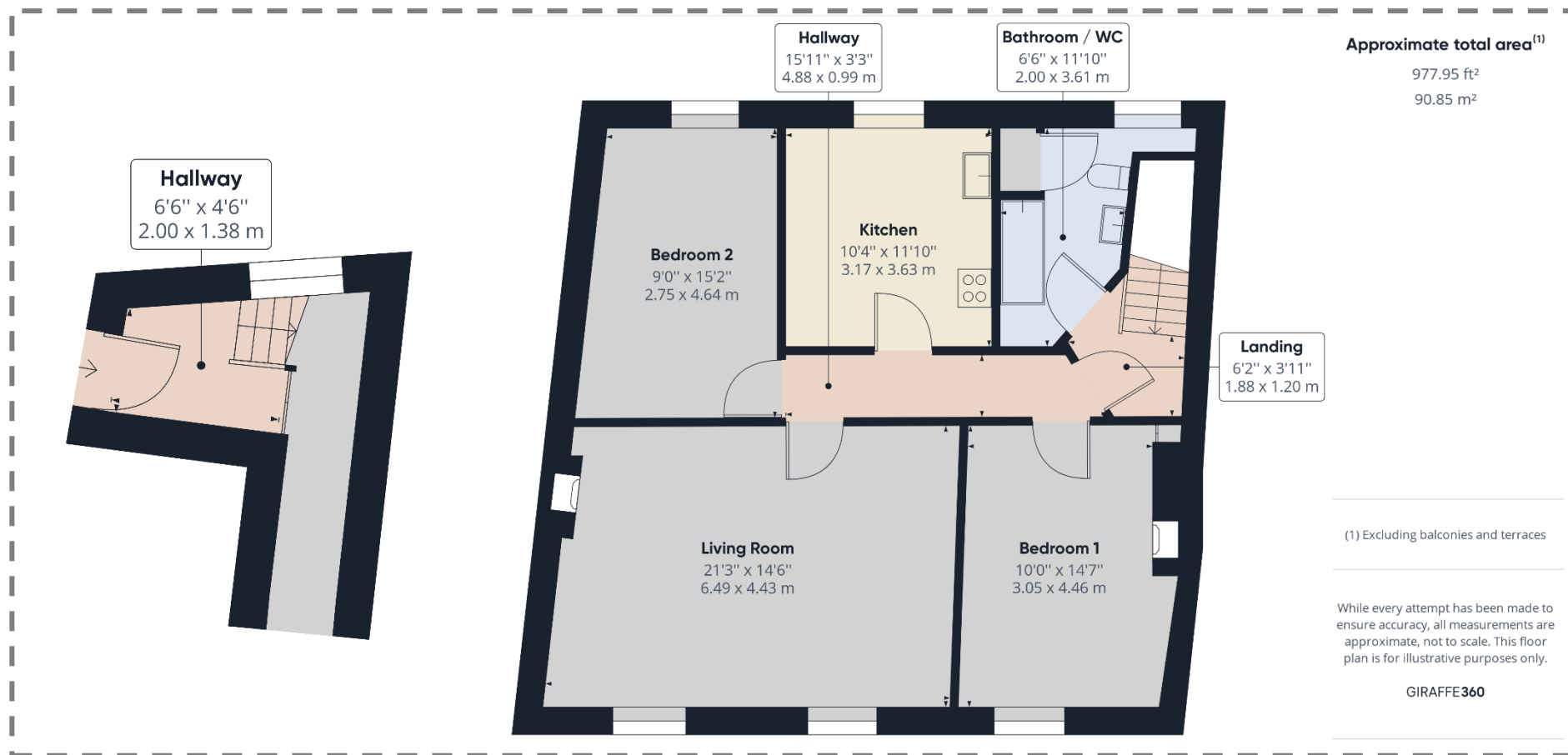
**Reference** AB293



Estate Agents

Taylor & Co

Abergavenny



PLANS AND PARTICULARS The particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of Taylor and Co or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.