



# Christie Residential

YOUR HOME, HANDLED WITH CARE

Tel: 01873 852221

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Avenue Road,  
Abergavenny  
**£230,000**

- ♥ Two Bedroom Apartment
- ♥ First And Second Floor
- ♥ Lounge With Feature Bay Window
- ♥ No Onward Chain





## About this property

A two bedroom first and second floor duplex floor apartment situated in Lyndhurst Court, a handsome period building on one of Abergavenny's premier residential roads, on the western side of the town. Offered in good order throughout, the property affords well proportioned accommodation comprising an entrance hall, off which are a bright lounge with feature bay window, fitted kitchen, two bedrooms and fully tiled three piece shower room. Both bedrooms have lovely views of the cricket pitch. Lyndhurst Court is set back from the road behind and attractive frontage, in a prime position adjacent to the Cricket pitch. A central driveway leads to a parking area providing off street parking for two cars while to the rear there is a lawned communal garden with views North to the Deri Mountain. Offered with no onward chain.

## About the location

Abergavenny is a popular market town nestled among the Seven Beacons and framed by the Blorenges and Sugar Loaf mountains, known as the Gateway to Wales. Located twelve miles from the English border and just south of the Black Mountains in the Bannau Brycheiniog National Park, the town is steeped in history - originally a Roman fort before becoming a medieval walled settlement. Today, Abergavenny is a vibrant market town offering a wealth of amenities, including major supermarkets, weekly retail and farmers' markets, a mix of high-street chains and independent stores, a popular theatre, leisure facilities, several churches, and Nevill Hall Hospital. There is an annual food festival - the largest in Wales, and a vibrant social and cultural scene. Its strategic position makes it the transport hub of the area, with a mainline railway station providing easy access across the UK, the A465 (Heads of the Valleys Road) just a mile away, and the M50 and M4 reachable within 25 minutes. A large bus station also offers routes to nearby towns, villages, and Cardiff. For more information on local services and community facilities, visit [www.monmouthshire.gov.uk](http://www.monmouthshire.gov.uk) or call 01633 644488.

## Directions

From central Abergavenny follow Monk Street (A40) north to the traffic lights and turn left. Continue on Park Road and take the second right into Pen Y Pound. Follow the road to the traffic lights then turn left into Avenue Road. The property can be found half way along the road before the Cricket Ground.

## USEFUL information

**COUNCIL TAX:** Band TBC. The local authority is Monmouthshire County Borough Council - 01633 644644

**SERVICES:** We understand that mains gas, electricity, water & sewerage are connected to the property. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 1800 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

**TENURE:** We believe the property to be Leasehold with a 89 year lease running until 31<sup>st</sup> December 2115. A 1/6 share of the freehold is also included and there is a £100 per month service charge. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

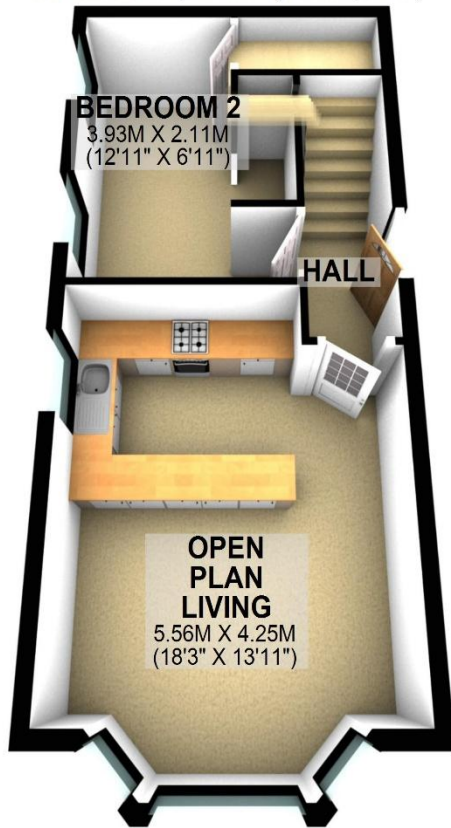
**VIEWING:** Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

### Consumer Protection from Unfair Trading Regulations 2008.

Please be aware that neither **Christie Residential** nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, **Christie Residential** have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via **Christie Residential**, as owners' agents.

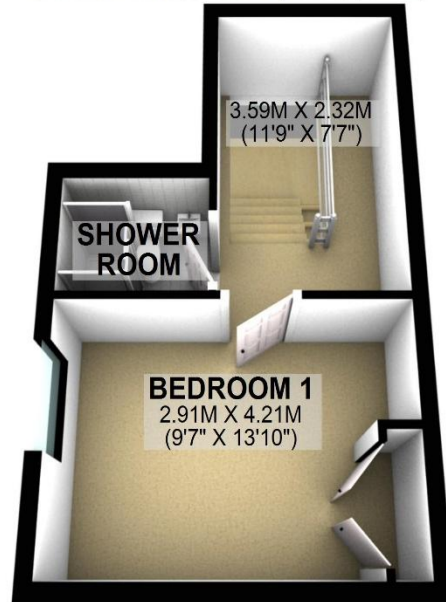
## GROUND FLOOR

APPROX. 39.7 SQ. METRES (427.3 SQ. FEET)



## FIRST FLOOR

APPROX. 23.9 SQ. METRES (257.1 SQ. FEET)



TOTAL AREA: APPROX. 63.6 SQ. METRES (684.3 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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