



MONMOUTH

Guide price **£165,000**



FLAT 2 116-118

Monnow Street, Monmouthshire NP25 3EQ



Two bedroom apartment
Modern
Great Town Centre location

Lovely light and airy 2 bedroom apartment in the centre of Monmouth Town.

The apartment comprises of a large kitchen with feature mirrored back wall, beautiful modern fully tiled bathroom with double sink vanity unit, freestanding bath and double shower.

The large lounge has two sash windows overlooking Monnow Street. This property also benefits from two double bedrooms.

ACCESS:

Access off Monnow Street, through a wooden door into an open courtyard. Stairs to second floor.

ENTRANCE

Via front door into hallway with doors to both bedrooms, kitchen/diner, bathroom and lounge. Storage cupboard with hot water tank.

KITCHEN

Window to rear aspect, range of wall and base units with work surface over. Space and plumbing for washing machine, electric oven and hob with cooker hood over. Tiled splashbacks and feature mirrored wall.

LOUNGE / DINING ROOM

2 Sash windows to front aspect overlooking Monnow Street, wall mounted electric heater.

BEDROOM ONE

Sash window to front aspect, wall mounted electric heater, loft hatch.

BEDROOM TWO

Velux window and window to side aspect, wall mounted electric heater, fuse box.

BATHROOM

Fully tiled bathroom, walk in double shower with waterfall shower head and glass enclosure, vanity unit with 2 sinks and storage beneath, WC, modern freestanding back to wall bath. Oak effect flooring, extractor fan.

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KEY FEATURES

- Two bedrooms
- Very well presented
- Modern throughout
- Kitchen/dining area
- Top floor apartment
- Town Centre location

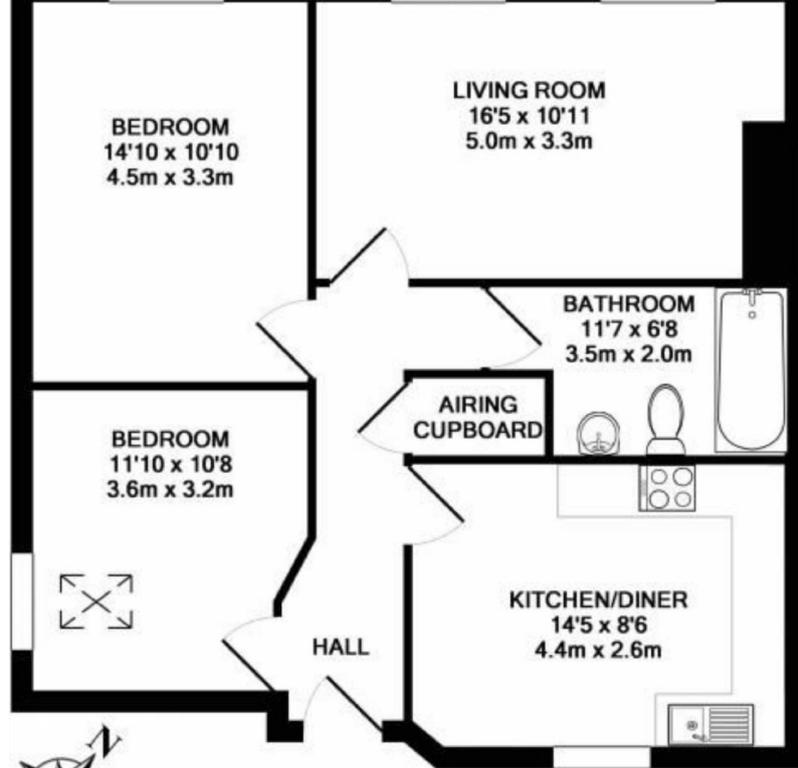


AGENTS NOTE:

Lease term years: 996 years.

Ground rent £0.

Maintenance charge: £600 p.a.



TOTAL APPROX. FLOOR AREA 793 SQ.FT. (73.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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DIRECTIONS

From our Monmouth office, proceed down Monnow Street and the property is located on your left towards the bottom of town.



INFORMATION

Postcode: NP25 3EQ
Tenure: Leasehold - share of freehold
Tax Band: C
Heating: Gas
Drainage: Mains
EPC: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		81
(81-91)	C		
(69-80)	D	58	
(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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