



MONMOUTH

Guide price **£125,000**



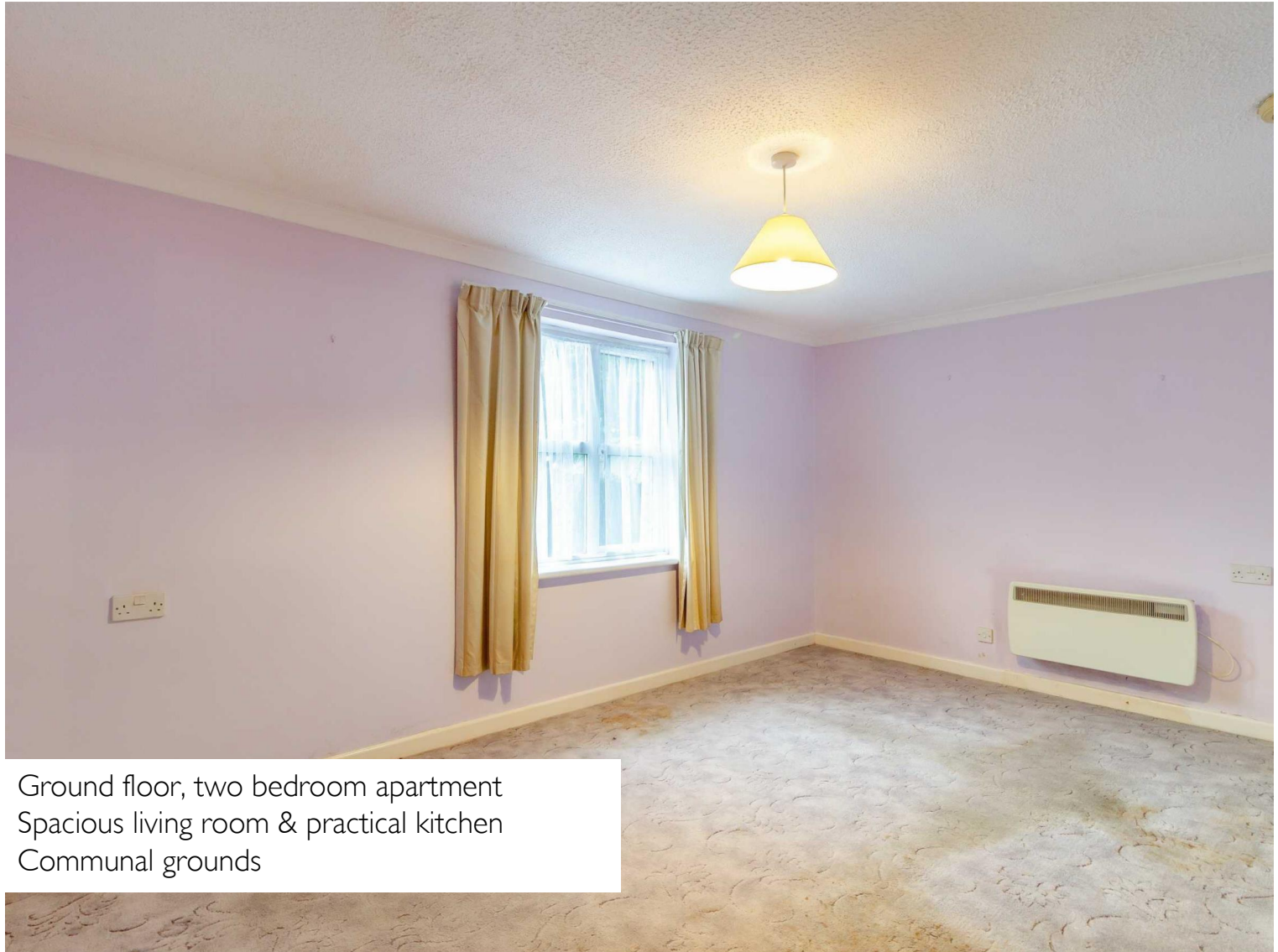
 **ARCHER & Co**

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To book a viewing call 01600 713030

FLAT 1 KINGSMEAD COURT

The Oldway Centre, Monnow Street, Monmouthshire NP25 3PT



Ground floor, two bedroom apartment
Spacious living room & practical kitchen
Communal grounds

This well-proportioned ground floor apartment has two bedrooms, the principal being a spacious double with fitted wardrobes and the second a useful single that can be used as a further reception space if preferred.

There is a practical kitchen and spacious living room, with the bathroom from the inner hallway.

The apartments riverside position offers superb views, with allocated parking to the fore and communal grounds.

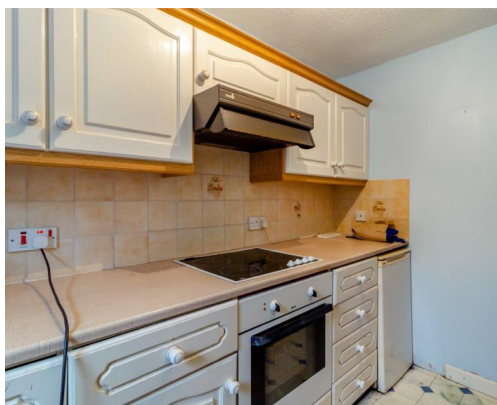


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KEY FEATURES

- Riverside apartment
- Two bedrooms
- Great potential
- Good size living room
- One bathroom
- Conveniently located



STEP INSIDE



Positioned in the heart of Monmouth Town Centre, this low maintenance apartment is ideally located within a stone's throw from the high street.

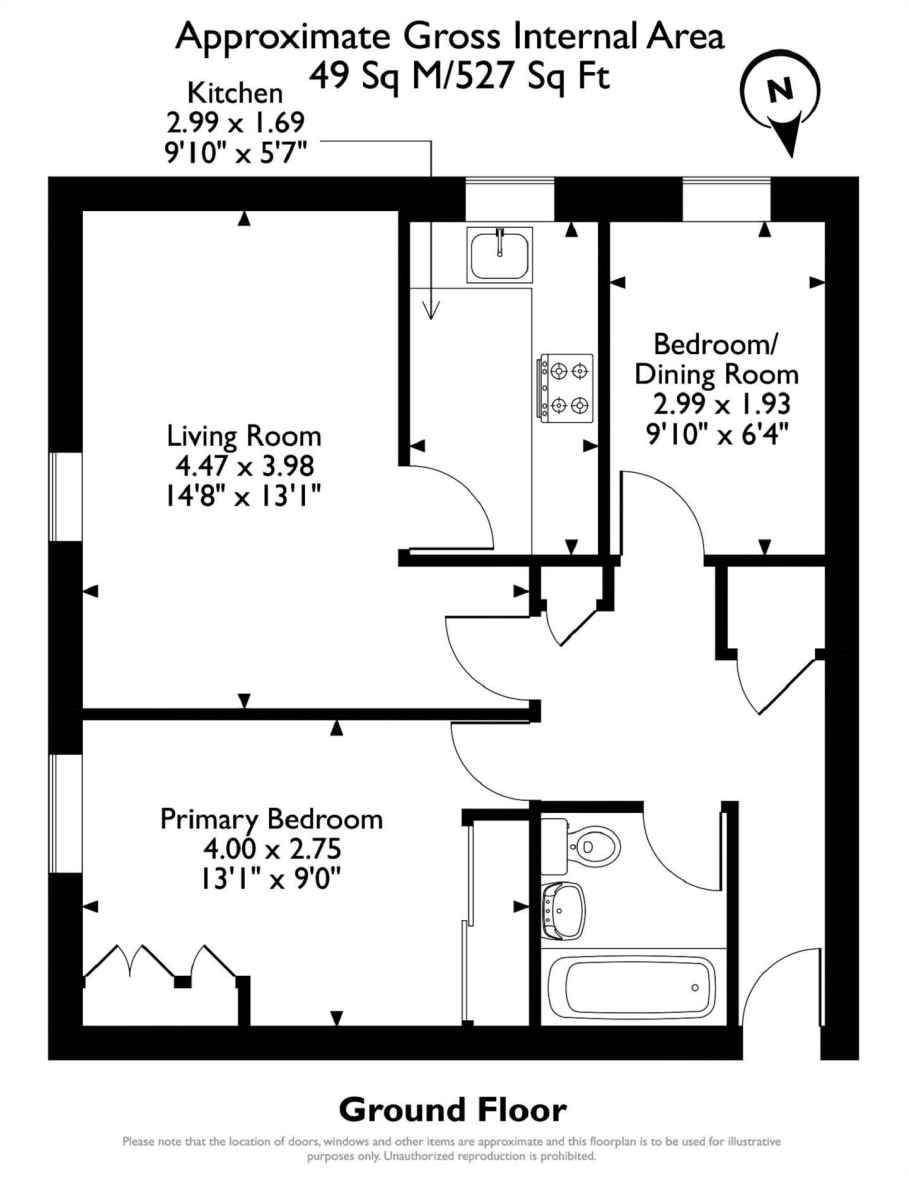
The charming market Town of Monmouth is steeped in history, with well-regarded schooling, bespoke shops, cafes, and restaurants as well as retailers such as Marks & Spencer and Waitrose.

Well-connected to the A40, the property allows for easy commuting with fantastic road links, yet is perfectly situated for rural living, with picturesque countryside surrounding and scenic walks.

Accessed via a secure building, this low maintenance two-bedroom apartment is well-proportioned with a spacious reception room and practical kitchen.

The inner hallway accesses all rooms, with two cupboards for storage.

The principal bedroom is a generous double with two sets of fitted wardrobes, ideal for utilising space, while the second bedroom is a comfortable single.



The second bedroom can alternatively be utilised as a second reception space if preferred.

The spacious living room offers ample space for seating and a small dining table and folds through into the practical kitchen.

The kitchen benefits from a range of wall and base units with integrated appliances to include an oven and four-ring hob with an overhead extractor.

The property offers superb potential to be transformed into a stylish riverside apartment.

STEP OUTSIDE



The apartment offers allocated parking directly to the fore, with communal lawned sections surrounding and mature shrubs bordering the paved pathways.

Situated on the riverside, there are scenic walks to be enjoyed, and the tranquillity of the ever-changing tide.

AGENTS NOTE:

Lease years remaining: 162 years (2023).

Service charge (ground rent included): £1,519 p.a.

INFORMATION

Postcode: NP25 3PT

Tenure: Leasehold

Tax Band: C

Heating: Electric

Drainage: Mains

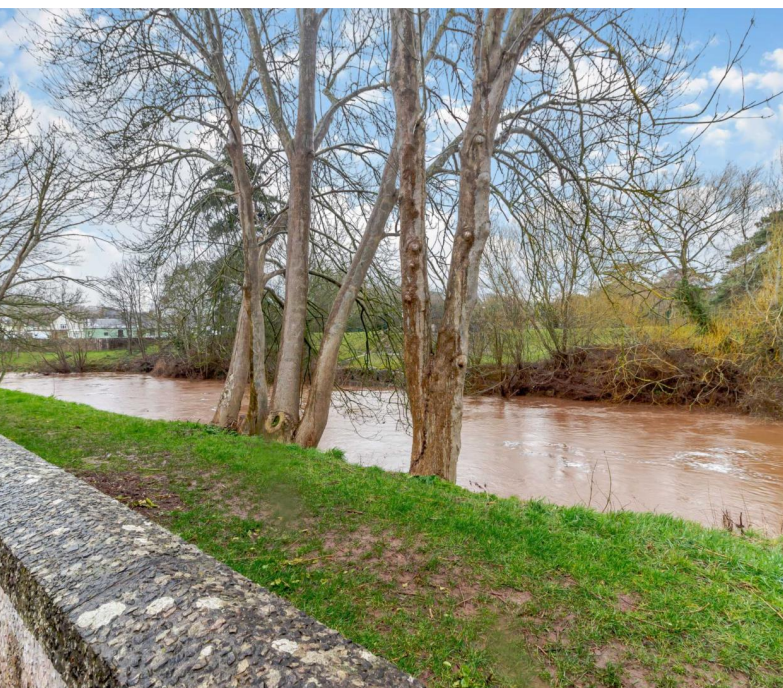
EPC: D





DIRECTIONS

From our office in Agincourt Square, proceed down Monnow Street. Continue towards the end of the High Street and then turn right towards the Bus Station and Kingsmead Court will be found ahead (on the left-hand side).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	68	77
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.