



MONMOUTH

Guide price **£230,000**



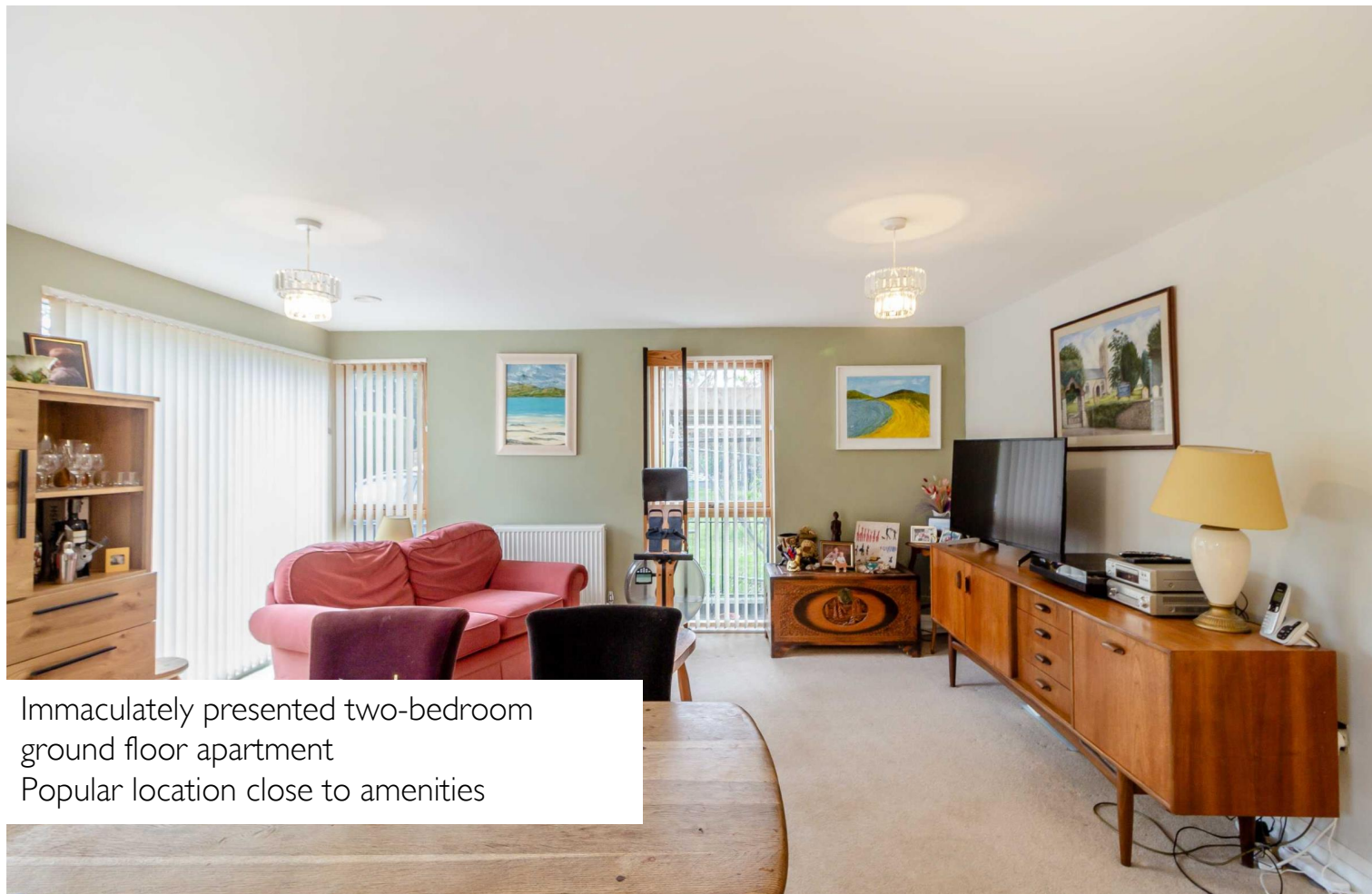
ARCHER & Co

www.archerandco.com

To book a viewing call 01600 713030

LLANGATTOCK COURT

8 Dixon Road, Monmouthshire NP25 3PX



Immaculately presented two-bedroom
ground floor apartment
Popular location close to amenities

Immaculately presented and well-proportioned throughout, this two-bedroom ground floor apartment is ideally located within walking distance to the centre of Monmouth.

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.

As you enter the property, you are greeted by a spacious hallway giving access to all rooms of the apartment and two generous storage cupboards.

The open plan kitchen/dining/living room is a real wow factor to this property with feature floor to ceiling windows, flooding the room with natural light.

The modern kitchen boasts a stylish range of wall and base units with high quality integrated Bosch appliances and plumbing for washing machine.

There is plenty of room for a breakfast table and the open plan area has ample space for living room furniture and entertaining.

There is a spacious principal bedroom with a modern ensuite and bedroom two is also a generous sized double.

The modern family bathroom has quality fittings including a bath with mixer tap and shower head.

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KEY FEATURES

- Two-bedroom ground floor apartment
- Beautifully presented throughout
- Short walking distance to town centre
- Private car park with designated parking space
- Open plan living accommodation
- Feature floor to ceiling windows



To the rear of the building is an enclosed, private, well-lit car park with one designated parking space per apartment and block paved pathways. Further visitor parking is also available.

There is an enclosed bin store and two covered bike stores.

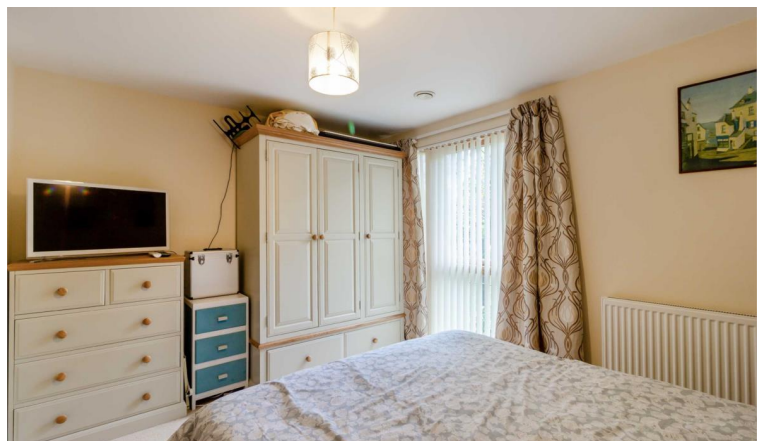
The residents have also created a seating area with lawned areas and flower beds.

AGENTS NOTE:

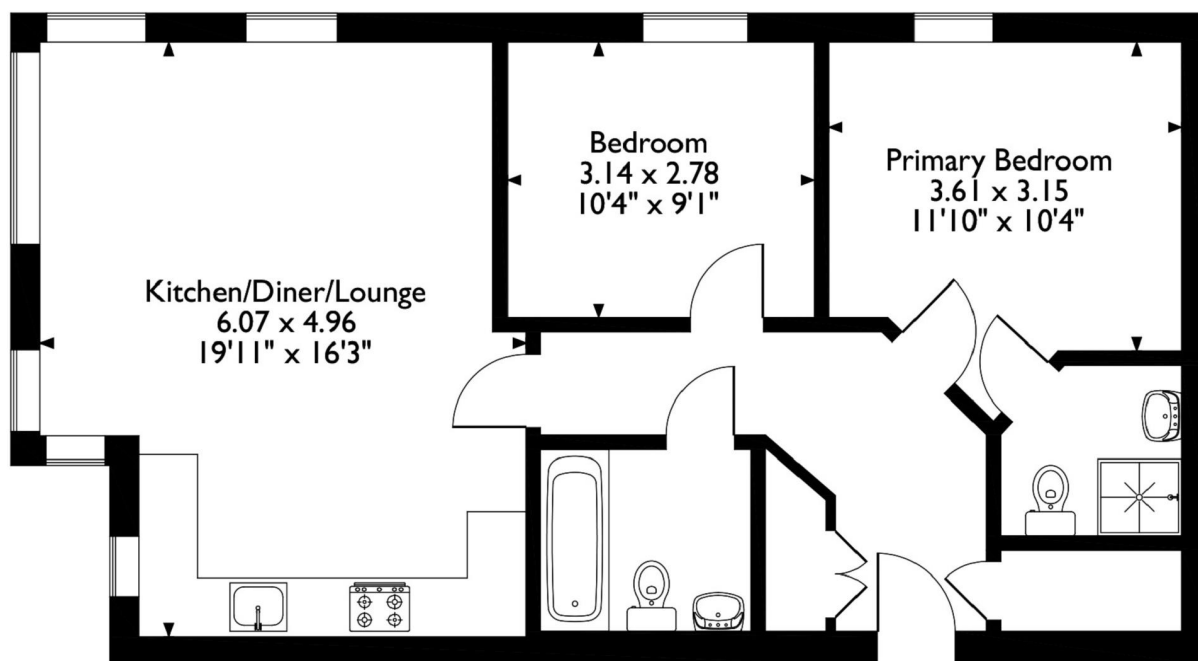
Lease years remaining: 991 years (May 2023).

Service charge: £1,751.04 p.a.

Ground rent: N/A



Approximate Gross Internal Area 69 Sq M/743 Sq Ft



Ground 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

From our Monmouth office, proceed onto Priory Street. At the traffic lights continue straight over and the apartments are located on your right hand side.



INFORMATION

Postcode: NP25 3PX
Tenure: Leasehold - share of freehold
Tax Band: E
Heating: Gas
Drainage: Mains
EPC: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	83	83
EU Directive 2002/91/EC		

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