



MONMOUTH

Guide price **£155,000**



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# FLAT 6 KINGSMEAD COURT

Monmouthshire NP25 3PT



Well-presented over 55's one bedroom apartment  
Spacious living space  
Close to local amenities

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 one bedroom apartment is well-proportioned with a spacious living room and practical kitchen.

The inner hallway accesses all rooms, with two cupboards for storage. The principal bedroom is a generous double with multiple fitted wardrobes, ideal for utilising space.

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.

The shower room is well-equipped with a walk-in shower with hand rails, WC and wash hand basin.

Guide price  
£155,000



### KEY FEATURES

- Well-presented one bedroom apartment
- Views over the river
- Communal gardens
- Spacious kitchen/living room
- Ample storage space
- Communal facilities

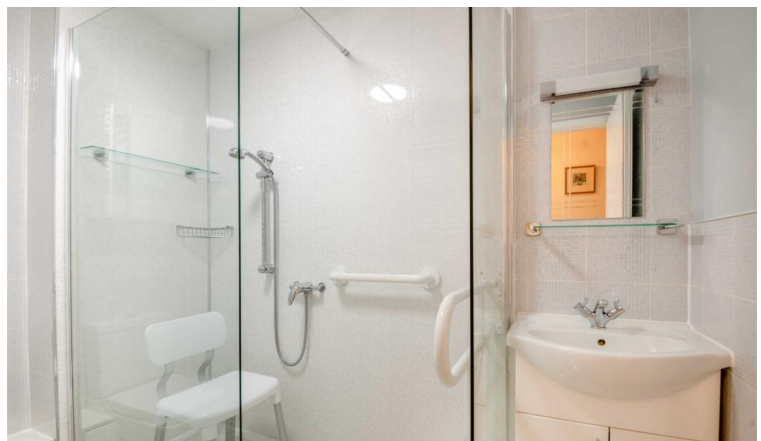


The apartment offers communal lawned sections surrounding and mature shrubs bordering the paved pathways. Situated on the riverside, there are scenic walks to be enjoyed, and the tranquillity of the ever-changing tide.

#### AGENTS NOTE:

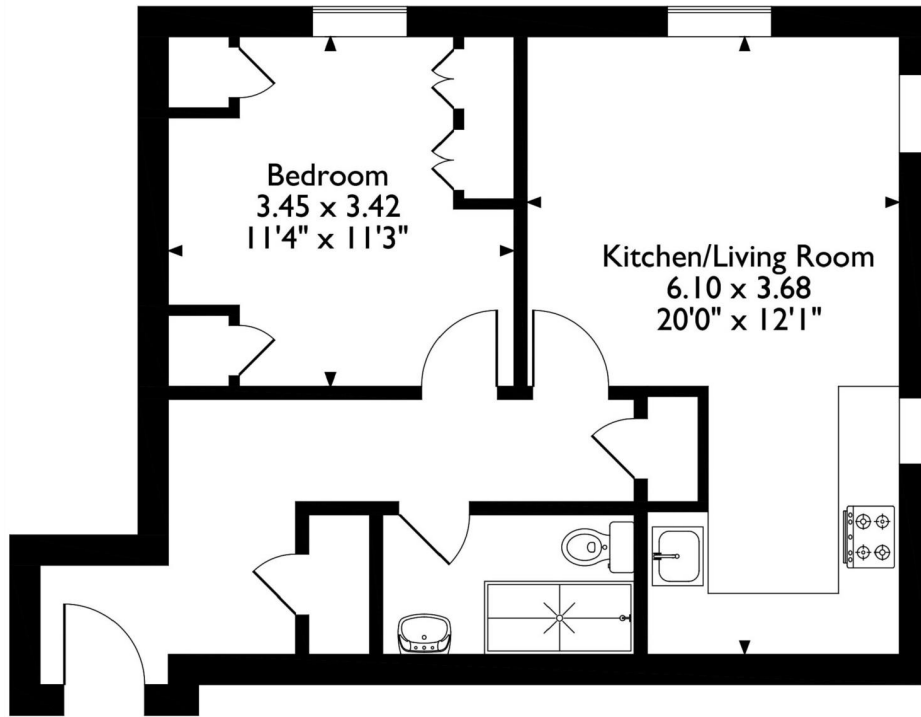
Lease years remaining - 162 years (May 2023).

Ground rent and service charge combined - £1,454.40 per annum.





Approximate Gross Internal Area  
46 Sq M/495 Sq Ft



### Ground Floor Flat

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 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).



### INFORMATION

Postcode: NP25 3PT  
Tenure: Leasehold  
Tax Band: B  
Heating: Electric  
Drainage: Mains  
EPC: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	74	76
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

2 Agincourt Square, Monmouth, NP25 3BT  
01600 713030  
monmouth@archerandco.com  
[www.archerandco.com](http://www.archerandco.com)



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