



MONMOUTH

Guide price **£265,000**



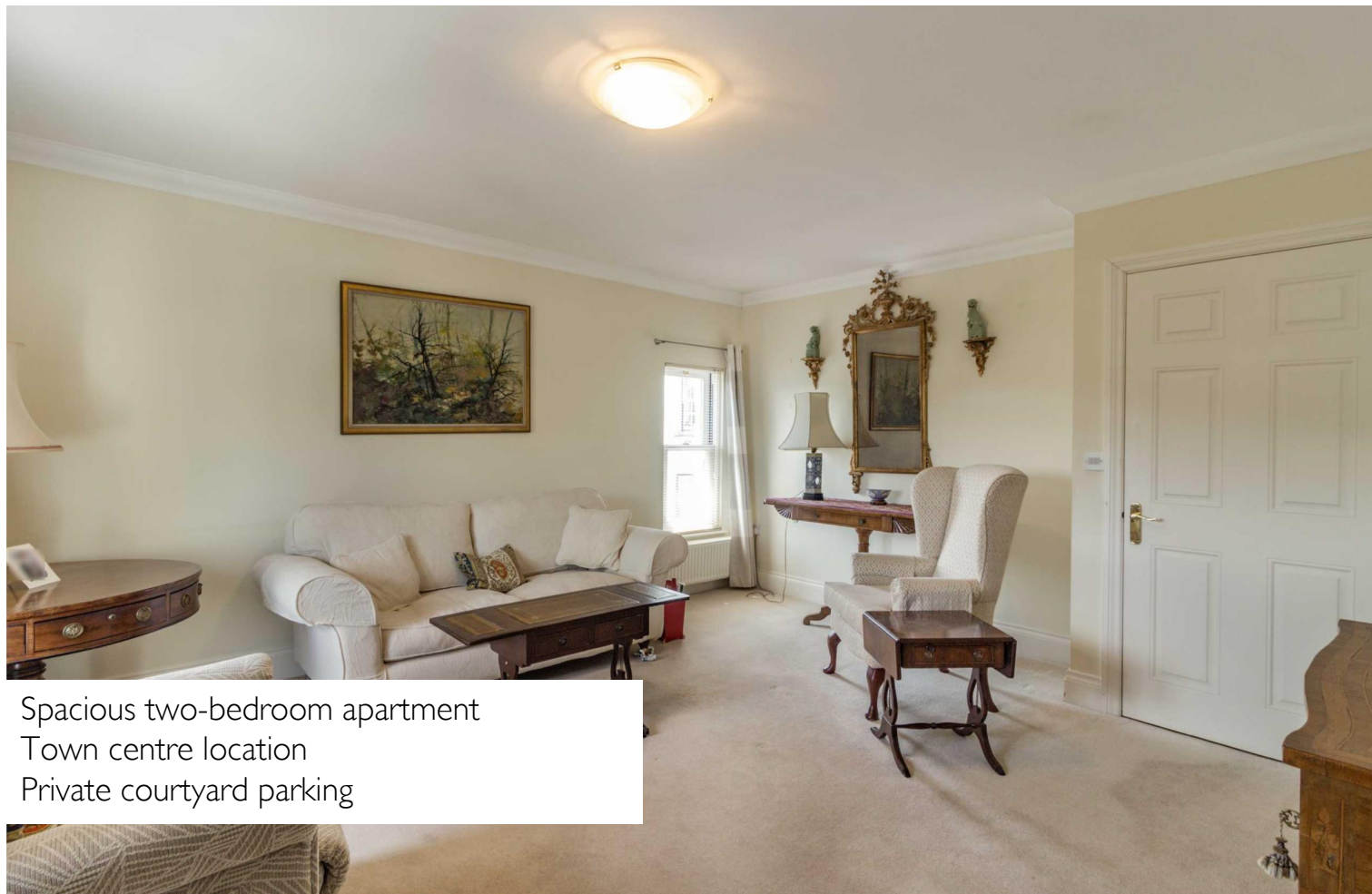
ARCHER & Co

www.archerandco.com

To book a viewing call 01600 713030

5 BEAUFORT MEWS

Monmouthshire NP25 3BQ



Spacious two-bedroom apartment
Town centre location
Private courtyard parking

Located in the heart of Monmouth Town, this characterful property is a stone's throw from the bustling high street and local amenities, including food stores such as Marks & Spencer and Waitrose, a pharmacy and independent cafes and restaurants. Monmouth also benefits from fantastic schooling, catering to all ages.

With accessible road links to the A40, the property allows for easy commuting to neighbouring towns and cities, while bordering the Wye Valley, outdoor pursuits and countryside walks can be enjoyed, creating a wonderful balance between town and countryside living.

Upon entering the communal hallway through a secure intercom entry system, you will discover convenient access to all floors via a lift and stairs.

Apartment 5 is situated on the second floor, and upon entering, you will be greeted by a spacious hallway that connects all the rooms.

The lounge boasts windows on both the front and side, allowing ample natural light to fill the space and creating an airy atmosphere with a delightful view of The Kymin.

The kitchen is equipped with a variety of wall and base units, along with an integrated oven and gas hob. It also offers plenty of space for a table and chairs.

The principal bedroom is generously sized and features fitted wardrobes, as well as a pleasant outlook towards The Kymin. Additionally, this bedroom benefits from the luxury of an en-suite bathroom.

The second bedroom is also generously proportioned and includes fitted wardrobes, making it ideal for accommodating guests. A modern main walk-in shower room completes the apartment.

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KEY FEATURES

- Executive apartment block
- Lift to all floors
- Allocated private courtyard parking
- Spacious throughout
- Kitchen/breakfast room
- Two double bedrooms



Vehicle access to the entrance of the property is gained via Agincourt Street with footways through Beaufort Arms Court and Glendower Car Park.

There is one allocated parking space and two visitors parking spaces. The communal area has an outside enclosed bin store for the apartments.

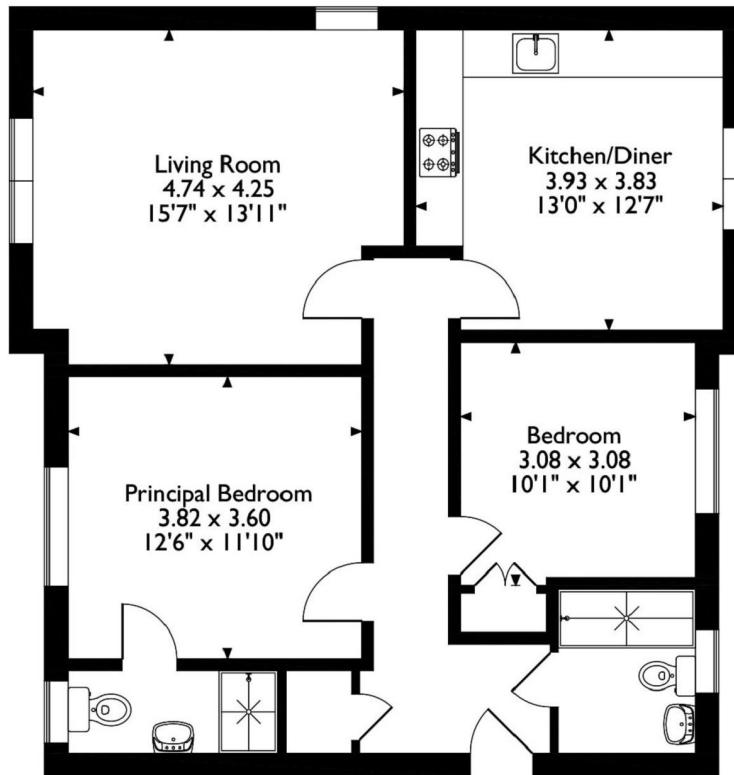
AGENTS NOTE;

Lease - 999 years from June 2024

Service charge - £2000 p.a.



Approximate Gross Internal Area
77 Sq M/829 Sq Ft



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 past the Shire Hall and turn left. Turn left again into the car park and Beaufort Mews is located in front of you.



INFORMATION

Postcode: NP25 3BQ
Tenure: Leasehold
Tax Band: E
Heating: Mains
Drainage: Gas
EPC: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	80	80
D (55-68)		
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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