



MONMOUTH

Guide price **£175,000**



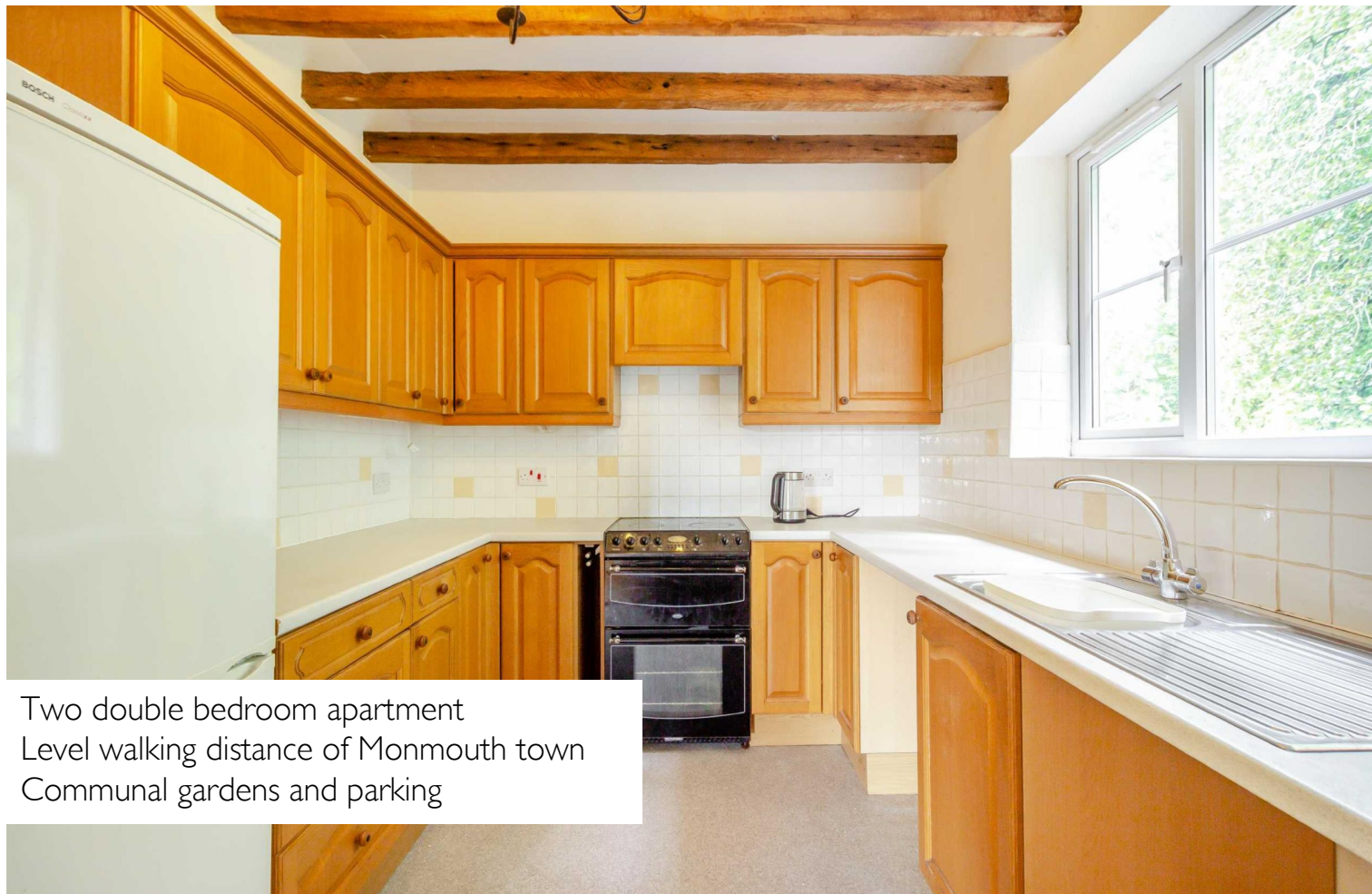
ARCHER & Co

www.archerandco.com

To book a viewing call 01600 713030

OAKDENE

Flat 4 Redbrook Road, Monmouthshire NP25 3LY



Two double bedroom apartment
Level walking distance of Monmouth town
Communal gardens and parking

This charming two-bedroom apartment is a part of a detached, character villa situated in close proximity to Monmouth town. Positioned on the first floor at the rear of the villa, It shares a communal entrance with just one other apartment.

Upon stepping into this apartment, you'll immediately notice the sense of spaciousness, thanks to the generously proportioned hallway and high ceilings that connect to all the rooms.

The living room is flooded with natural light, featuring windows that offer delightful views of the private communal garden.

Both bedrooms are generously sized, with the primary bedroom benefiting from fitted wardrobes. The bathroom is well-appointed, boasting a bathtub, a separate shower, a WC, and a pedestal washbasin. The kitchen is equipped with a variety of wooden wall and base units and offers ample space for your appliances.

The apartment is well positioned to enjoy the array of cafes, pubs and restaurants that Monmouth can offer, within walking distance as well as a good choice of independent and High Street brand names to warrant a shopping trip too.

The town can boast some of the best schools in the county and all the day-to-day facilities and amenities needed for a busy family life, as well as a range of sports and leisure opportunities to choose from.

Being located on the edge of the Wye Valley Area of Outstanding Natural Beauty means this apartment has one of Wales' most glorious landscapes on the doorstep that can easily tempt you outside on a regular basis to explore all the options.

Enjoy a relaxed walk through dappled woodland or try diving into an exhilarating experience like tackling the River Wye's rapids in a canoe, and every available outdoor activity in between, with a cold pint and pub grub waiting for you at a country inn at the end of the day.

The apartment and the town are well located for further travel too with easy connection to a direct route south to the M4 with options for destinations including London, Bristol, Newport or Cardiff. Head north and the road morphs in the M50/M5 with connections to Birmingham and the Midlands.

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KEY FEATURES

- Two double bedroom apartment
- Communal gardens
- Plentiful parking
- Beautiful setting
- Characterful building
- No onward chain



STEP OUTSIDE

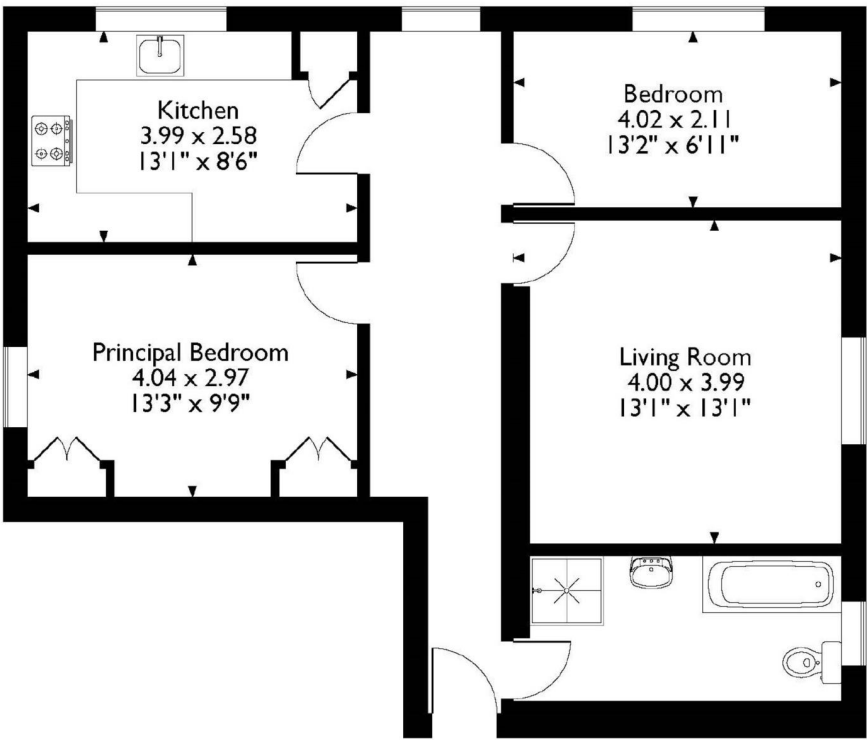
The property is set back off the Redbrook road within a large communal plot providing ample parking and a shared communal garden.

AGENTS NOTE:

Lease years remaining: 964 years remaining (October 2023).
Service charge: £600 p.a,



Approximate Gross Internal Area
70 Sq M/753 Sq Ft

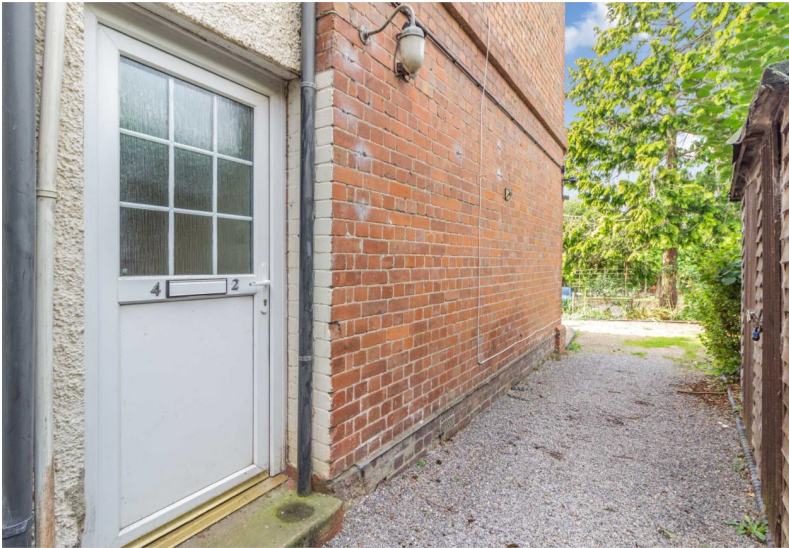


First Floor

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.

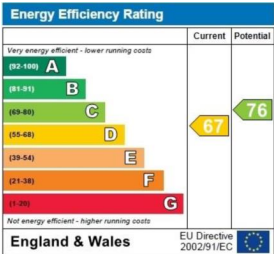
DIRECTIONS

From our Monmouth office, proceed on Priory Street and at the traffic lights, continue straight onto Dixon Road. At the roundabout take the third exit onto the dual carriageway. At the traffic lights, turn left onto the Wye bridge. At the roundabout, take the second exit onto Redbrook Road. Go past Lidl and the entrance to Oakdene is located on a short distance along on the left-hand side.



INFORMATION

Postcode: NP25 3LY
Tenure: Leasehold
Tax Band: C
Heating: Gas
Drainage: Mains
EPC: D



01600 713030