



MONMOUTH

Guide price **£170,000**



OXFORD SUITE

Beaufort Arms Court, Monmouth, Monmouthshire NP25 3UA



Two-bedroom apartment
Grade II listed building
Town centre location

Located in the heart of Monmouth Town, this characterful apartment 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.

The main building boasts a sophisticated and secure intercom system, ensuring controlled access through the elegant double doors that lead into the magnificent communal hallway. This impressive space is adorned with a stunning sweeping staircase that gracefully ascends to the upper levels, accompanied by a convenient lift that provides easy access to all floors.

Upon entering the apartment, you are welcomed by an inviting inner hallway that seamlessly connects to all the rooms.

The living room is exceptionally spacious, featuring two classic sash windows that offer a picturesque view of Agincourt Square. This room is further enhanced by a charming and cosy fireplace, creating a warm and inviting atmosphere.

The kitchen is fitted with an array of both wall and base units that provide ample storage. It includes an integrated oven and space to accommodate white goods appliances.

The apartment comprises two well-proportioned bedrooms, each offering a comfortable and relaxing space.

Additionally, there is a well-appointed bathroom that features a separate shower cubicle, completing the layout of this delightful apartment.

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KEY FEATURES

- Two-bedroom apartment
- Town centre location
- Grade II listed
- Period features
- Lift to all floors
- Allocated parking space

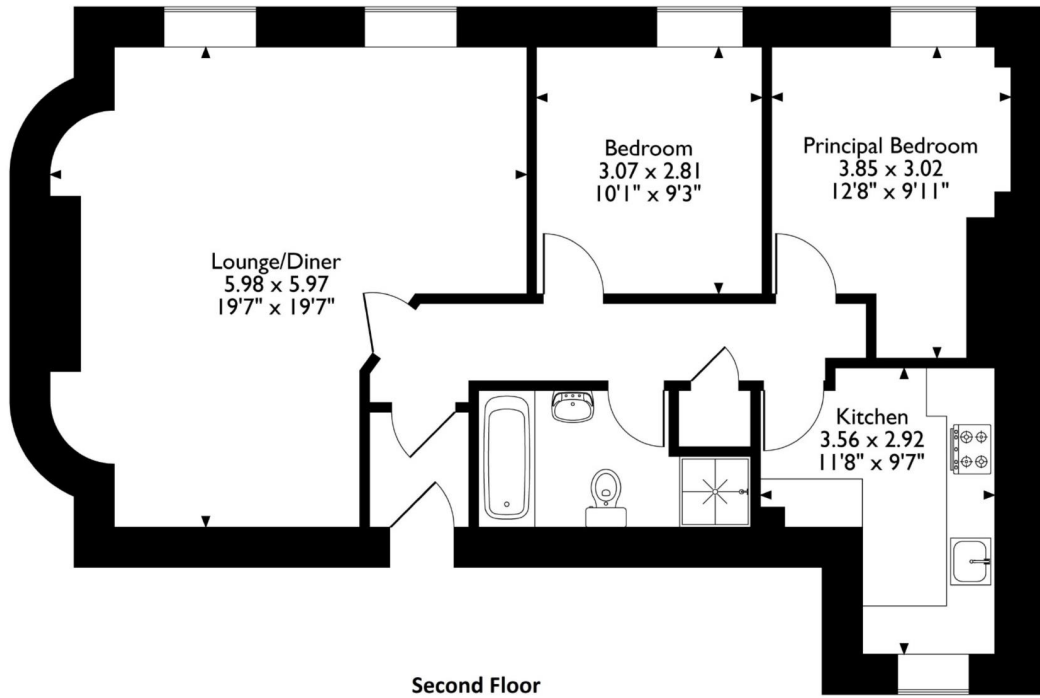


The apartment is located in a quiet courtyard just off the main high street and benefits from one allocated parking space.

AGENTS NOTE:
Lease years remaining: 696 years (2024).
Ground rent: £3,192.00



Approximate Gross Internal Area 73 Sq M/786 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

With Archer and Co situated on your left, take the pedestrian walkway past the Punch House under the archway where the door to Beaufort Arms Court is located on the left.



INFORMATION

Postcode: NP25 3UA
 Tenure: Leasehold
 Tax Band: E
 Heating: Gas
 Drainage: Mains
 EPC: N/A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D	71	78
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

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