



MONMOUTH

Guide price £90,000

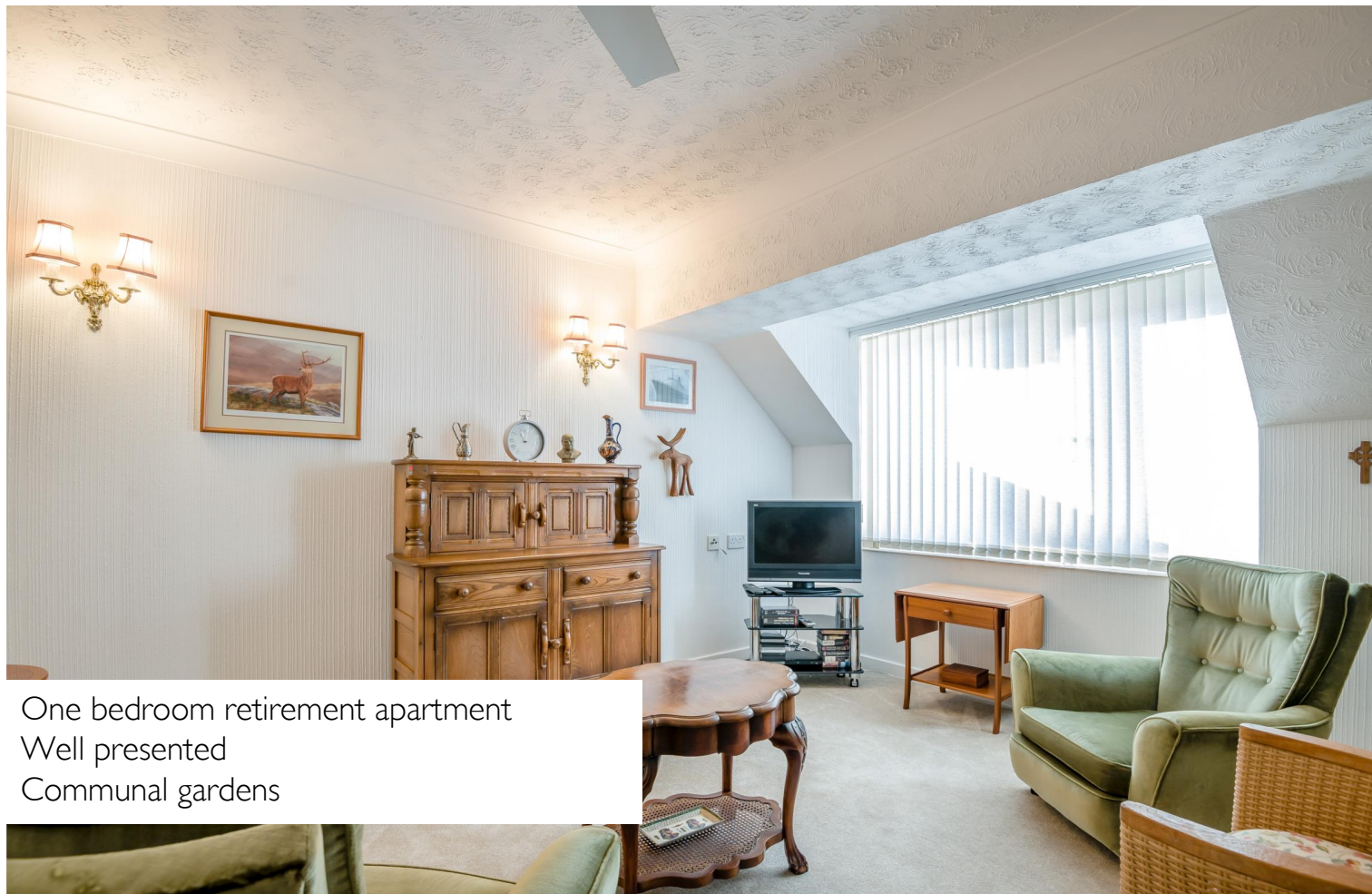


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To book a viewing call 01600 713030

# FLAT 42 HOMEFORGE HOUSE

Monmouth, Monmouthshire NP25 5HA



One bedroom retirement apartment  
Well presented  
Communal gardens

Located a short walk from Monmouth town centre, this 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. Bridges Community Centre is a short walk from Homeforge House and hosts a number of clubs for older people including social circle lunch club.

Homeforge House is a popular and desirable retirement home for over 60s just a short walk from Monmouth town centre. Homeforge has an array of communal facilities for residents to enjoy including the residents lounge, communal gardens and laundry facilities, as well as an on-site warden. There are also organised activities for the residents of Homeforge House, such as scrabble club.

Homeforge House is accessed via a secure security door with fob access into the reception area and a lift to access all floors. Apartment 42 is situated on the second floor with views towards King's Wood and over the communal gardens.

As you enter the apartment, you are greeted by a spacious entrance hallway giving access to all accommodation. The living room is a generous size with a window to the front aspect of the building and a storage cupboard.

An arch leads through to the kitchen with a range of wall and base units and space for white goods appliances. The apartment has a generous sized double bedroom with fitted wardrobes and a spacious bathroom.

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£90,000



## KEY FEATURES

- One bedroom retirement apartment
- Flat walking distance to town centre
- Popular location
- Lift to all floors
- No onward chain
- Award winning communal gardens



Homeforge has a car park for residents and guests and a beautifully maintained award-winning communal garden for all to enjoy.

### AGENTS NOTE:

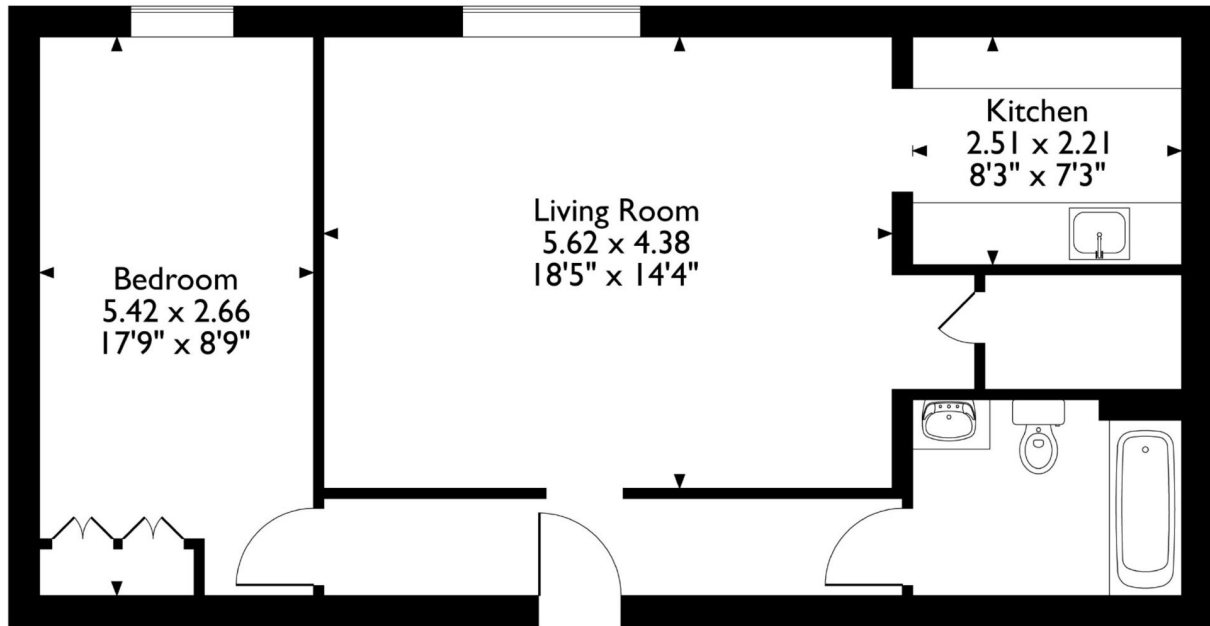
Lease years remaining: 90 years (January 2024).

Ground rent: £498.78 p.a.

Service Charge: £3,118.62 p.a.



# Approximate Gross Internal Area 60 Sq M/646 Sq Ft



## Second 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.

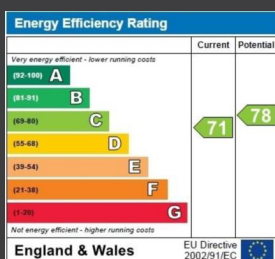
## DIRECTIONS

From our Monmouth office, proceed down Monnow Street and left onto Blestium Street. At the roundabout, take the second exit over the bridge. At the traffic lights continue straight onto Goldwire Lane, follow the road around and Homeforge House is located on the right hand side.



## INFORMATION

Postcode: NP25 5HA  
Tenure: Leasehold  
Tax Band: C  
Heating: Electric  
Drainage: Mains  
EPC: C



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