



MONMOUTH

Guide price **£239,000**



TRAFALGAR HOUSE

Flat 2 Blestium Street, Monmouth, Monmouthshire NP25 3ER



Beautifully presented first floor apartment
Two double bedrooms
Allocated parking & communal gardens

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.



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KEY FEATURES

- Two double bedroom first floor apartment
- Immaculately presented throughout
- Allocated parking
- Central town location
- Open plan kitchen/living area
- Communal gardens



STEP INSIDE



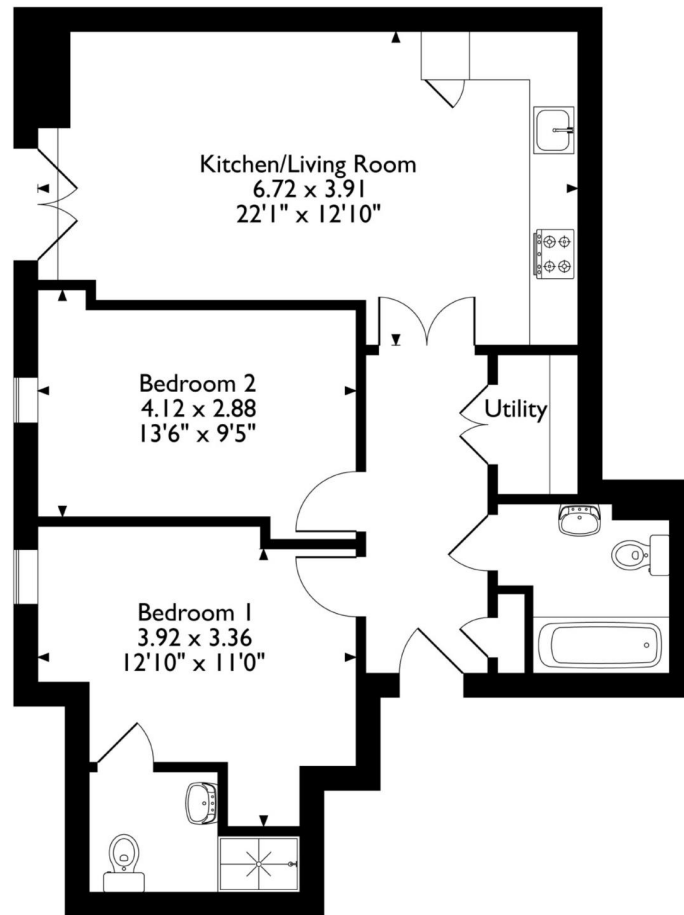
Trafalgar House welcomes you through a secure entrance door leading to a bright and inviting communal area, providing access to the apartments.

Upon entering the apartment, you are welcomed by a spacious hallway connecting to all living spaces.

The open-plan lounge/kitchen/diner is generously sized and tastefully presented.

The well-appointed kitchen features stylish wall and base units, along with integrated appliances such as a fitted oven, microwave, fridge-freezer, induction hob with an extractor hood, and a dishwasher.

Approximate Gross Internal Area 64 Sq M/689 Sq Ft



First 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.

The lounge area is spacious and includes a Juliette balcony overlooking the communal gardens and Chippenham Fields. There is also utility area, ideal for accommodating white goods.

A well-proportioned family bathroom completes the presentation of this immaculate apartment.

The apartment comprises two double bedrooms, both offering views of Chippenham Fields, with the master bedroom enjoying access to an ensuite shower room.

STEP OUTSIDE



You can enter the property through an iron gate off Monnow Street, leading to a side entrance.

There's a dedicated private parking area with a pathway leading to the entrance. Additionally, there's a spacious communal garden with its own pathway.

AGENTS NOTE;

Lease term - 125 years.

Lease years remaining - 116 years (January 2024).

Service charge - £1,450 p.a.

INFORMATION

Postcode: NP25 3ER

Tenure: Leasehold

Tax Band: C

Heating: Gas

Drainage: Mains

EPC: B





DIRECTIONS

From our Monmouth office, proceed down Monnow Street and left onto Blestium Street. At the roundabout, take the first exit and continue past Waitrose to the end of the road and on the right hand side, there is a communal car park and gated pedestrian entrance where Trafalgar House is located.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)	85	85
C (69-80)		
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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