



MONMOUTH

Guide price **£189,000**



FLAT 4 HYAM COURT

Glendower Street, Monmouth, Monmouthshire NP25 3DG



Well-presented two-bedroom apartment
Town centre location
Off-street parking and garage

Located in the heart of Monmouth Town, this two-bedroom 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 highly rated independent schools and an exceptional comprehensive school.

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.

This two-bedroom apartment is within a well-maintained building with boasting well-tended communal areas. The building houses a total of eight leasehold apartments, all of which enjoy the convenience of off-street parking.

The flat does not have any neighbours above or below, or on 3 sides. This means it is triple aspect and has a large loft. Rare things for a flat. The reduced noise from neighbours, and the additional light are big perks.

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KEY FEATURES

- Two-bedroom apartment
- Town centre location
- Views over Chippenham Fields
- Spacious living room
- No onward chain
- Garage and parking space



Upon entry, you're greeted by a spacious hallway equipped with an entry phone, providing access to all areas of the apartment. The living room impresses with its ample size and abundant natural light streaming in through dual aspect windows, offering views of Chippenham Fields.

The kitchen is equipped with a variety of wooden wall and base units, along with integrated oven and hob, and ample space for white goods appliances. A sleek modern bathroom features a white three-piece suite. Completing this charming apartment are two comfortable bedrooms.

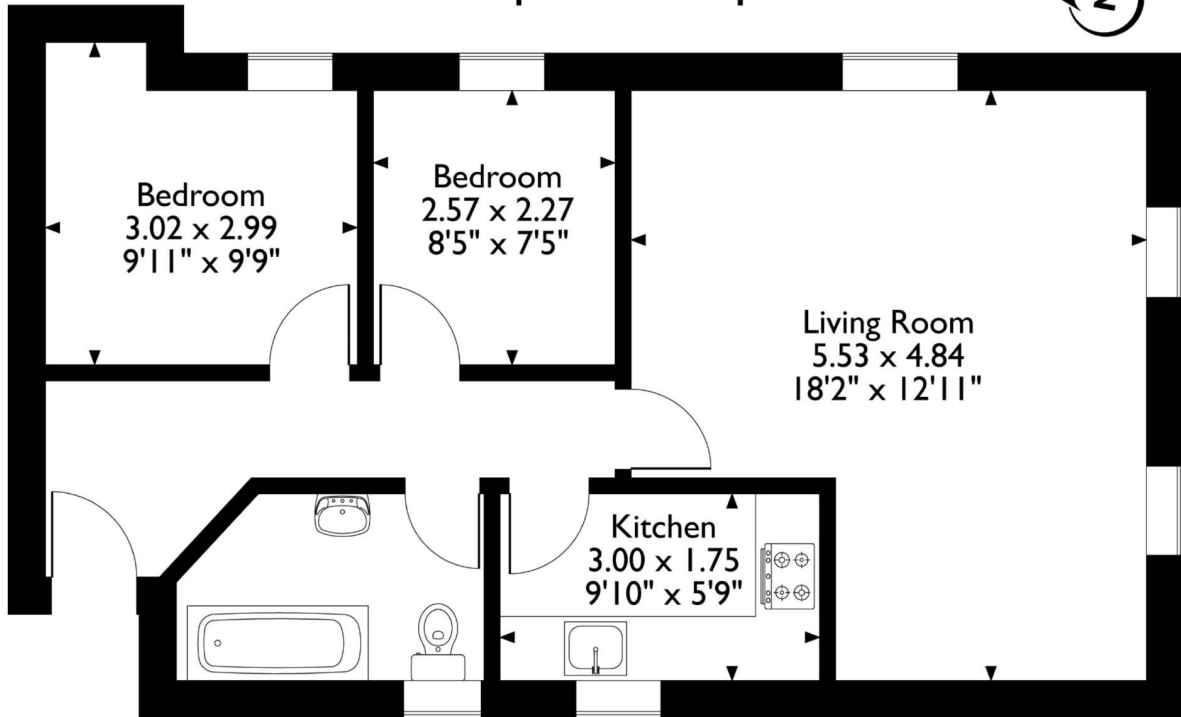
The apartment benefits from an allocated parking space and single garage.

AGENTS NOTE:

There is a ground rent of £1.00 per annum
Service charge of £1,260 per annum.
Expected maintenance charge £1,616 per flat.
Lease remaining is 119 years.



Approximate Gross Internal Area
56 Sq M/603 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.

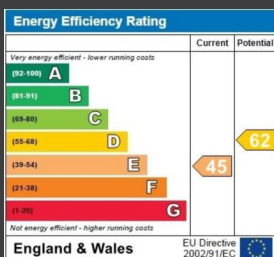
DIRECTIONS

From our Monmouth office turn left onto Agincourt Street and then take a left onto Glendower Street. The property will shortly be on your right-hand side.



INFORMATION

Postcode: NP25 3DG
Tenure: Leasehold
Tax Band: D
Heating: Electric
Drainage: Mains
EPC: E



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