



# MONMOUTH

Guide price **£225,000**



# FLAT 14, MONMOUTH HOUSE

Hereford Road, Monmouth, Monmouthshire NP25 3PY



Two-bedroom luxury apartment  
 Allocated parking  
 Beautiful communal gardens

This executive two-bedroom apartment was built by Redcliffe homes approximately six years ago. This exclusive apartment block offers a fantastic location close walking distance to Monmouth town with parking and communal grounds.

The apartment itself provides a very high spec and has a spacious open plan lounge/dining/kitchen with BOSCH appliances, main bedroom with en suite, second double bedroom, bathroom and two internal storage cupboards. Further benefits include, communal hallway with intercom entrance and a lift.

Monmouth has a great variety of shops, both independent and high street names, as well as a tempting selection of pubs, restaurants and cafes. The leisure centre provides a range of fitness classes and has a large gym.

Monmouth is located at the head of the Wye Valley, a designated area of outstanding natural beauty, so for those who prefer the outdoors there are a range of activities on the doorstep, including cycling, canoeing and rowing and golf clubs.

Good road communications make for easy access via the A449 to both the M4 and M5, making the Midlands, South Wales and Bristol a straight forward commute.

Access to the communal entrance via intercom system giving access to all apartments via stairway and lift. Flat 14 is located on the top floor and is presented to a very high standard. The hallway gives access to all bedrooms, bathroom, kitchen/dining/living area. There is a useful storage cupboard with a hanging rail, further storage cupboard housing a Greenwood central heating boiler. There is also a loft hatch.

The open plan Kitchen/dining and living area has two large feature windows flooding the room with natural light. There is plenty of room for living furniture as well as dining table and chairs. The kitchen is well equipped and has a high-end range of BOSCH appliances.

The principal bedroom has a Velux window built-in wardrobes and door to en-suite. The en-suite has a vanity wash hand basin with cupboards beneath, tiled splash backs, fully tiled shower cubicle with waterfall shower head and wand, heated towel rail and tiled flooring.

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### KEY FEATURES

- Luxury apartment
- Two bedrooms
- En-Suite
- Parking
- Lift to all floors
- Communal gardens



The communal gardens are maintained to a high standard and surrounded by mature shrubs and trees to provide privacy and a tranquil setting and offered with allocated parking space.

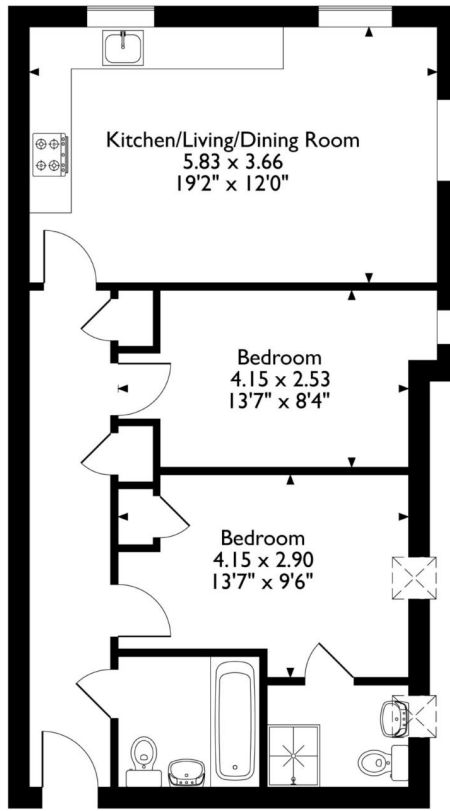
**AGENTS NOTE:**

Lease remaining- 993 years (2024)

Service charge per annum- £1,556.88



Approximate Gross Internal Area  
61 Sq M/657 Sq Ft



**Fourteen 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

Proceed along Priory Street and at the traffic lights turn left towards Hereford Road. Proceed up the hill passing the Haberdashers' Girls School on your right and Monmouth House can be found at the first turning on your left.



## INFORMATION

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B	82	82
(81-91)	C		
(69-80)	D		
(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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