



MONMOUTH

Guide price **£320,000**



HAMILTON SUITE

Beaufort Arms Court, Monmouth, Monmouthshire NP25 3UA



Beautifully presented three-bedroom apartment

Lift to all floors

Parking



A beautifully presented three double bedroom apartment over two floors 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.



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KEY FEATURES

- Grade II listed building
- Beautifully presented three-bedroom apartment
- Lift to all floors
- Town centre location
- Parking
- Period features



STEP INSIDE



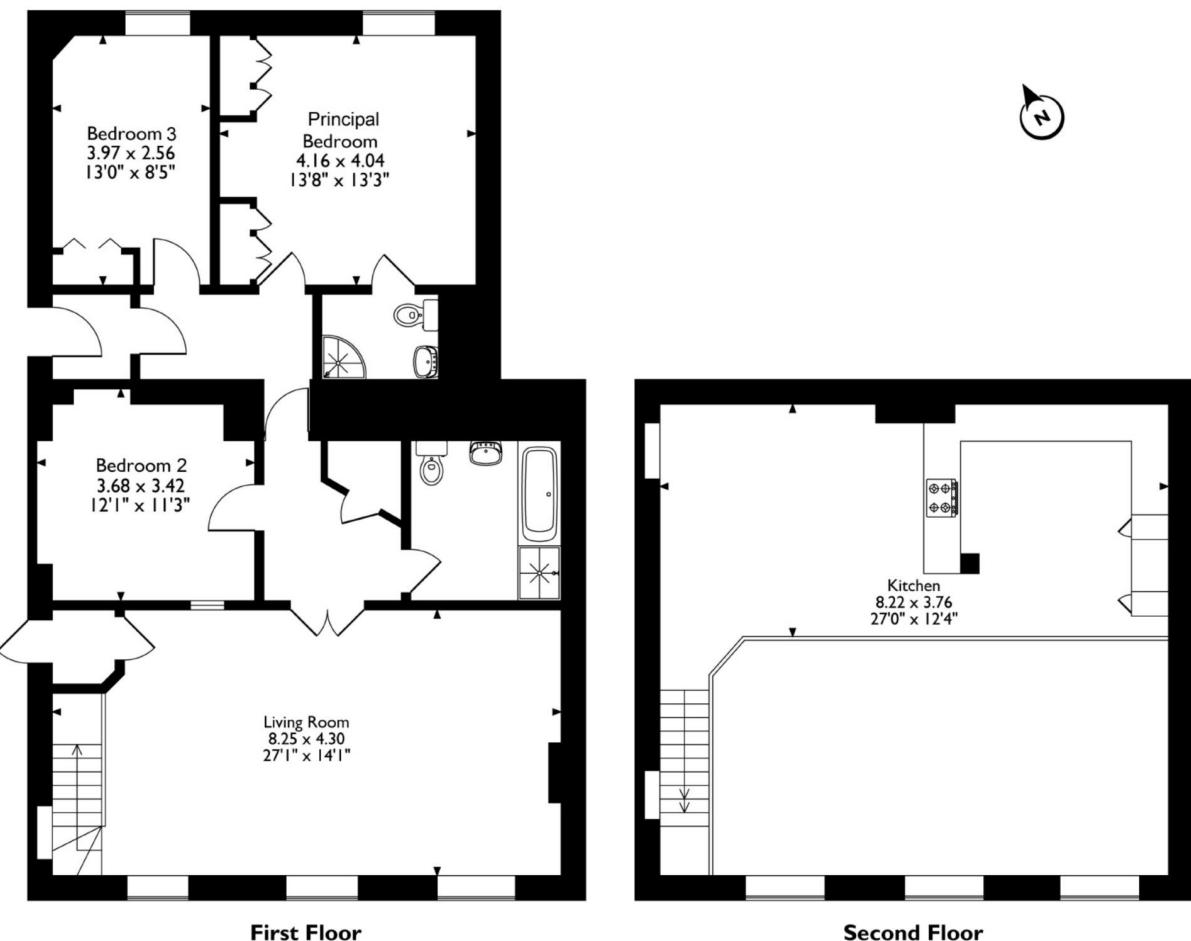
The main building boasts a sophisticated and secure intercom system, ensuring controlled access through the elegant double doors that lead into the magnificent communal hallway. This impressive space is adorned with a sweeping staircase that ascends to the upper levels, accompanied by a convenient lift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

Upon entering the apartment, you are welcomed by an inviting hallway leading into the stunning lounge. The lounge boasts three tall period sash windows to the front aspect overlooking the pretty courtyard, a double-height ceiling with Victorian cornicing and dado rail, feature pillars with a mezzanine minstrel-style gallery above, a large marble fire surround and hearth, radiator, and oak flooring. Double-glazed wooden doors open into the inner hallway, while a feature staircase with cupboard beneath and balustrade leads up to the open-plan kitchen/dining room.

The kitchen/diner is fitted with a modern range of wall and base units with marble work surfaces. Integrated appliances include a hob with feature extractor over, double oven, dishwasher, washing machine, and space for an American-style fridge/freezer. There is ample space for a large dining table and chairs, a built-in storage cupboard, feature pillars with balustrade overlooking the lounge, period cornicing, under-shelf lighting, and wooden flooring.

The inner hallway hosts an airing cupboard housing the electric hot water system and features period cornicing, dado rail, and oak flooring, with doors leading to all bedrooms and the bathroom.

Beaufort Arms Court, Hamilton Suite, Agincourt Square, Monmouth
Approximate Gross Internal Area
137 Sq M/1475 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.

The principal bedroom is a generous double, complete with fitted wardrobes, a period sash window to the rear aspect, oak flooring, and a door leading to the en-suite.

The en-suite is fully tiled and fitted with a white Victorian-style suite comprising a shower cubicle with rainfall mixer shower, pedestal wash hand basin with cupboards beneath, and W.C.

Bedroom two features an internal arched feature window overlooking the lounge, along with period cornicing, dado rail, and oak flooring.

Bedroom three benefits from a period sash window to the rear aspect, built-in wardrobes, period cornicing, dado rail, and oak flooring.

The bathroom is beautifully presented and fitted with a white Victorian-style four-piece suite, including a roll-top bath with mixer tap, shower cubicle with rainfall mixer shower, pedestal wash hand basin with vanity unit, and low-level W.C. Additional features include fully tiled walls, oak flooring, chrome towel rail, extractor fan, and spot lighting.

STEP OUTSIDE



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

LEASE DETAILS:

999 years from 1st January 1988

We are advised that the service charge is currently £3,153.48 per annum.

Peppercorn ground rent.

INFORMATION

Postcode: NP25 3UA

Tenure: Leasehold

Tax Band: E

Heating: Electric

Drainage: Mains

EPC: Exempt



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.



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 **ARCHER**
& CO

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