

PRICE REDUCTION



McCarthy & Stone
RESALES



13 Riverside Court Swan Meadow, Abergavenny, NP7 5HF
Asking price £215,000 Leasehold

For further details
please call 0345 556 4104

13 Riverside Court Swan Meadow, Abergavenny, NP7 5HF

A very well presented, modern one bedroom retirement apartment, situated on the first floor of this DESIRABLE DEVELOPMENT, and boasting JULIETTE BALCONY overlooking the COMMUNAL GARDENS and beyond.

Summary

Riverside Court is a sought-after development constructed by McCarthy & Stone in 2017 specifically providing independent retirement living for those over 60 years of age. Peace-of-mind is provided by our excellent House Manager on-site Monday to Friday for 6 hours a day, who oversees the smooth running of the development. There is also a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The development includes a Homeowners' lounge where regular activities take place providing a friendly and thriving social scene and ensuring that there is never a reason to be lonely at Riverside Court but of course without obligation therefore also allowing Home Owners to remain as private as they wish. The excellent facilities extend to the lovely landscaped gardens and a well-appointed guest suite available for family and friends who may wish to visit for which a small nightly charge applies. There is a lift service to all floors.

Riverside Court overlooks the adjoining Gavenny River, Swan Meadow and St Mary's Church, being just a short easy walk to the centre of this bustling Market Town with immediate access to the bus station whilst the town's railway station is within a half a mile walking distance.

Entrance Hallway

Front door with spy hole leads to the entrance hall, 24-hour Tunstall emergency response pull cord system, cupboard with boiler supplying hot water and Vent Axia system. Illuminated light switches, smoke detector, security door entry system with intercom. A feature glazed panalled door leads to the living room.

Living Room with Juliette Balcony

Bright and airy spacious lounge with double-glazed french door to a Juliette Balcony, boasting a very pleasant outlook to the communal gardens and beyond. TV and telephone points, ceiling light and raised electric power sockets. An opening from the Living Room leads to the Kitchen.

Kitchen

Excellent kitchen with soft cream, high gloss fronted units having a contrasting laminated worktop with matching upstands and incorporating a stainless steel sink. Integrated appliances comprise; built-in oven, ceramic hob with glazed splash-panel and stainless steel chimney hood over, concealed fridge and freezer. Under pelmet lighting and fully tiled floor.

Double Bedroom

Spacious double bedroom. with a double-glazed windows with views to the communal gardens. Built in mirror-fronted sliding door wardrobe. Ceiling lights, TV and phone point.

Shower Room

Modern white suite comprising; a back-to-wall WC with concealed cistern, vanity wash basin with undersink store cupboard and mirror with integrated light and shaver point over, separate level access, walk-in shower cubicle with both raindrop and adjustable shower heads, heated ladder radiator, emergency pull cord, extensively tiled walls and fully tiled floor.

Service Charge (breakdown)

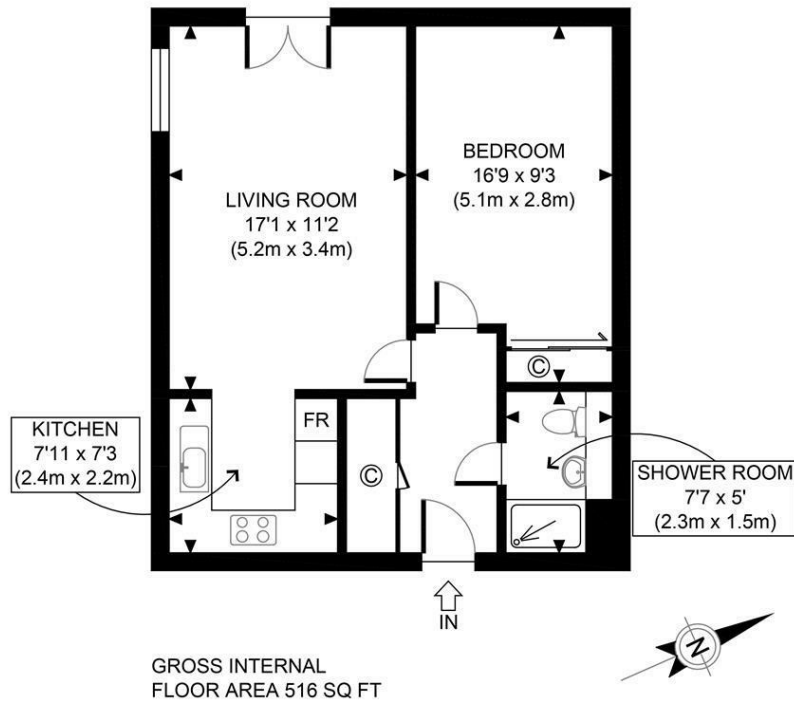
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. Please contact your Property Consultant or House Manager for further details.

Lease Information

Lease Length: 999 years from 2016
Ground Rent: £425 p.a.





APPROX. GROSS INTERNAL FLOOR AREA 516 SQ FT / 48 SQM	Riverside
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 08/04/21
	photoplan



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales			England & Wales

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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