



Estate Agents

Taylor & Co

Abergavenny

Apartments at Park Crescent
Abergavenny, Monmouthshire NP7 5TN

Asking Prices
From £250,000



Apartments at 151 Park Crescent

Abergavenny, Monmouthshire NP7 5TN

A fine selection of bespoke two bedroom apartments | Convenient town centre location within walking distance of the high street, train & bus station
High specification finish within a sympathetic conversion of this historic Edwardian building | Environmentally sustainable living with cutting edge technology
Thoughtful and creative design concepts by Lochanna and Cubico with 10 year warranties
Innovative and eco friendly sunamp heating technology designed to provide efficient future proof living
Each apartment comes with its own outside space including a garden for the ground floor and balcony for the first floor

This fine selection of two bedroom apartments have been skilfully created by experienced property renovator Nick Jones and represents an outstanding conversion of an historic Edwardian building situated within the heartland of the protected conservation quarter of the town centre. An historical and architecturally handsome building, this period property has been beautifully and creatively transformed by Nick and his team into distinctive luxury apartments which will be finished to the highest standard with quality design concepts by LochAnna and Cubico. These individual apartments have been imaginatively designed with future proof environmentally friendly living and low running costs at their heart.

The apartments will appeal to a range of discerning buyers seeking an exclusive primary residence in the town centre as well as those interested in second home ownership or holiday home opportunities. An elegant finish with an excellent range of integrated kitchen appliances and stylish shower suites will come as standard.

SITUATION | Situated in a prime position close to the heart of the historic Monmouthshire town of Abergavenny on the fringes of the Brecon Beacons and regarded as the Gateway to Wales. The town offers a comprehensive range of shopping and leisure facilities including a wide selection of boutique style shops, complemented by high street names and highly renowned cafes and restaurants. Culturally important, local events of national and international significance include the Abergavenny Food Festival which attracts world famous chefs and writers and many thousands of visitors, the Green Man music festival and the Hay Festival of Literature, other regular events such as cycling competitions take place throughout the year. See www.visitabergavenny.co.uk for further information.

Abergavenny is home to a Farmers Market and has its own cinema and leisure centre. The railway station has regular services into Cardiff (34mins), Bristol and London via Newport (25mins) whilst road links give easy access to the motorway for Bristol (1hr), Cardiff (1hr), Birmingham, the South West and

London and "A" routes for Monmouth, Cheltenham, and Brecon. The local area is well served for schools for all ages in both the private and state sector; Monmouth with its first-class Haberdashers schools, is an easy drive of just 25 mins.

ACCOMMODATION

APARTMENT A – FIRST FLOOR WITH BALCONY: - **** RELEASE DATE NOVEMBER 2024 ****

HALLWAY, LIVING ROOM/KITCHEN, SHOWER ROOM, BEDROOM ONE, BEDROOM TWO, BALCONY.

APARTMENT B – GROUND FLOOR WITH GARDEN: - **** RELEASE DATE SPRING 2025 ****

HALLWAY, LIVING ROOM/KITCHEN, BATHROOM, SEPARATE WC, BEDROOM ONE, BEDROOM TWO, GARDEN.

APARTMENT C – FIRST FLOOR WITH BALCONY: - **** RELEASE DATE NOVEMBER 2024 ****

LIVING ROOM/KITCHEN, INNER HALL, SHOWER ROOM, SEPARATE WC, BEDROOM ONE, BEDROOM TWO, BALCONY.

APARTMENT D – GROUND FLOOR WITH GARDEN: - **** RELEASE DATE SPRING 2025 ****

LIVING ROOM/KITCHEN, INNER HALL, BATHROOM, BEDROOM ONE, BEDROOM TWO, BALCONY.

GARAGE | A separate single garage, located in a block close by is available for purchase separately to any one of the apartment purchasers.

GENERAL

For further technical information and detailed specifications please visit www.nicksrenovations.info

Tenure | We are informed the apartments will be Leasehold with a term of 999 years. Upon the sale of the final apartment the Freehold will transferred to a management company of which each apartment owner will be an equal shareholder. Intending purchasers should make their own enquiries via their solicitors.

Services | Mains Water, Electricity & Drainage.

Council Tax | Yet To Be Assessed.
(Monmouthshire County Council)

EPC Rating | Awaiting final SAP rating

Flood Risk | No flood risk from rivers or surface water according to Natural Resources Wales. See <https://flood-risk-maps.naturalresources.wales/>

Covenants | The property will be registered with HMLR and there will be covenants associated with the leasehold of each apartment.

Local planning developments | There are existing planning developments in the area which may affect these properties.

Broadband | 5G currently used via 3. Standard, superfast available and ultrafast available shortly.
See <https://www.openreach.com/fibre-checker>

Mobile network | Limited indoor coverage
See <https://checker.ofcom.gov.uk/>

What you'll find inside



Bathrooms by Cubico

High-spec products at the forefront of bathroom design innovation.

Note: image for illustration only, not exact bathroom.



Kitchens by LochAnna

Built in Britain, with a 10-year guarantee. As seen in

Note: image for illustration only, not exact kitchen.



Worktops by minerva

Robust and luxurious, manufactured using state-of-the-art technology.

Note: image for illustration only, not exact kitchen.



Close to town

- Just a few minutes' flat walk to Abergavenny town centre (Frogmore St.)
- Doorstep access to National Cycle Route 42 and two bus routes.
- Fifteen minutes' walk to Abergavenny train station.

[View map](#)



Cutting edge solutions for low running costs

- Sunamp technology - hot water that runs on solar power - charged by late night grid tariffs.
- Ceiling panels and Sunamp water avoid future costs of transitioning away from gas.
- Digitally controlled via an app.
- Ceiling heating solution brings lower heating energy bills (up to 5 degrees temperature improvement and 30% energy saving).
- Efficient and generous insulation from top to bottom, for reduction in condensation and increase in warmth.

[Read More about Sunamp thermal storage](#)



Environmentally friendly

- Designed to be future proofed - tomorrow's standards today.
- Very energy efficient (EPC Grade B).
- All electric - we've done away with gas.
- Solar panels taking full advantage of south facing aspect.
- Well insulated with 60mm of insulation on the external walls, 50mm on the ground floors and 400mm in the attic.
- Previous doors, bricks and timber have gone to reclamation.

[Read More about our energy saving heating](#)



Thoughtful, high-end living spaces

- Open Plan living for a modern, more spacious feel.
- High ceilings and large windows for a feeling of light and space.
- Private outdoor space for all four apartments.
- Heating solution in ceilings means no radiators, so more space.
- Innovative ventilation technology brings improved air quality.
- Sound insulation on party walls and floors, and internal walls, provides a peaceful environment.
- High-quality, beautiful fittings that are durable and won't date.
- Appliances supplied, including washing-dryer and fridge.

[See the floor plans - two apartments per floor](#)



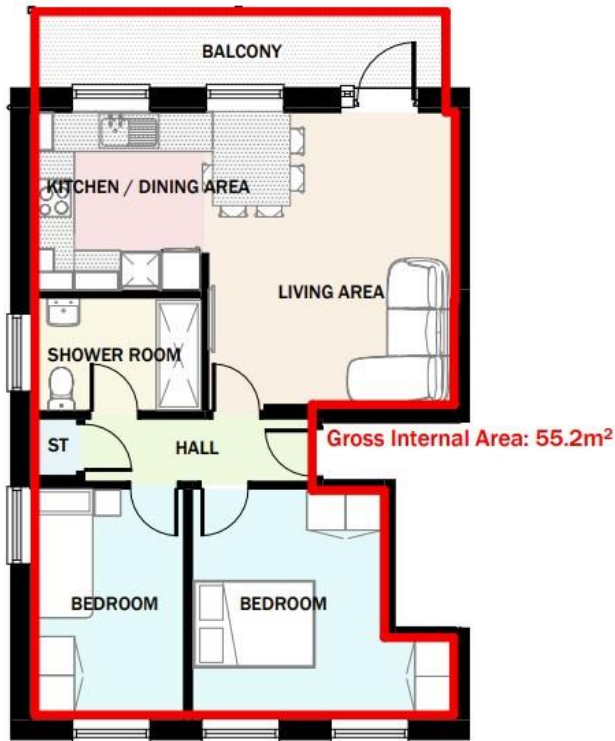
Local suppliers and trades

- We used [local Abergavenny company, Green Park Power](#), for the solar panels.
- Doors and windows supplied by [local and highly recommended company, Heronhurst](#).
- We worked with the [Robert Price Sustainable Energy Centre in Newport](#).
- Plastering by [@Smooth Moves](#) in Crickhowell.

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Apartment A brochure first floor plan

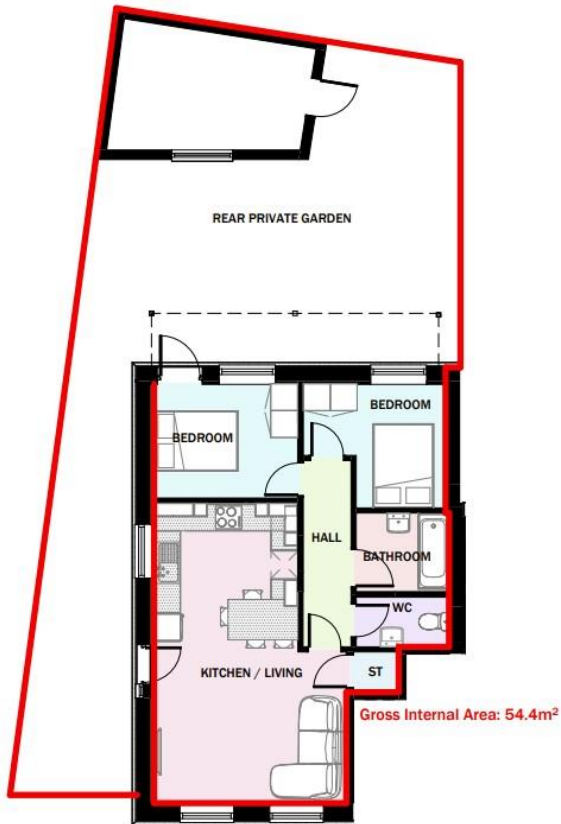


Apartment C brochure first floor plan

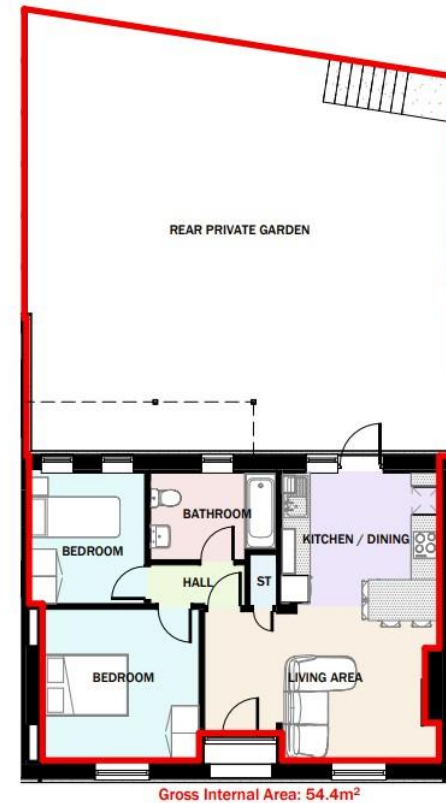
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Apartment B brochure ground floor plan



Apartment D brochure ground floor plan

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: Every attempt has been made to ensure accuracy; however these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.