



19 Bailey Court,
Hereford Road, Abergavenny, NP7 5PQ

Estate Agents
Taylor & C^o
Abergavenny

Asking Price
£150,000

19 Bailey Court, Hereford Road

Abergavenny, Monmouthshire NP7 5PQ

Popular retirement development for the over 60's situated opposite Bailey Park in the centre of town | Well presented two bedroom first floor apartment with lift service

Private entrance hallway | Living room with bay window enjoying a beautiful southerly outlook across the town towards the Blorenge Mountain

Modern fitted kitchen | Modern easy access shower suite | Shops, large supermarket, doctors and dentist's surgeries in the town | Bus station (0.5 mile) and railway station (1 mile)

Communal gardens, residents meet & greet reception sitting area, guest suite & residents parking

Main entrance door entry intercom system | 24 hr emergency assistance pull cords in all rooms | Residents laundry room & drying area | NO ONWARD CHAIN

This updated and well presented first floor two bedroom retirement apartment enjoys a fabulous southerly outlook towards the Blorenge mountain from its large living room bay window and both bedrooms.

The popular Bailey Court retirement complex is a purpose built development of retirement apartments, age restricted to those aged 60 years and over. The development boasts a range of excellent facilities including security door entry system, warden assistance and 24-hour emergency response system, a communal laundry room and clothes drying area, guest bedroom with en-suite shower room (subject to availability), communal lift, residents communal lounge and visitor parking facilities.

SITUATION | Bailey Court enjoys a central setting within walking distance of the town centre and just across the road from the immensely popular and scenic Bailey Park and just a stone's throw away are all the services and amenities one would expect of a thriving town centre. Abergavenny boasts a comprehensive range of shopping and leisure facilities, including a wide selection of individual boutique style shops, grocery and newsagent stores, supermarkets, and many well-known high street shops as well as hosting a market several times a week. The town has its own cinema and leisure centre as well as several restaurants for evening entertainment. There is a doctors' surgery located in Hereford Road as well as several dentists' practices within the town.

Abergavenny railway station is just under a mile away and has regular services into Newport and Cardiff with a change for trains to Bristol and London at Newport, whilst road links at the Hardwick roundabout gives access to the motorway network for Bristol, Birmingham, the South West and London as well as "A" routes for Monmouth, Hereford,

Cwmbran and Cardiff. The central bus station is approximately ½ mile away.

ACCOMMODATION

CANOPIED PORCH | Security door entry intercom panel and automatic doors opening into :-

COMMUNAL ENTRANCE HALLWAY | Stairs and lift to first floor, communal seating area with doors to rear garden, hallways to apartments and communal facilities. Please note we have been informed by the sellers that the communal areas are scheduled for complete redecoration and replacement of carpets during the first half of 2025.

HALLWAY | Solid entrance door with peephole and letterbox, modern thermostatically controlled electric radiator, wall mounted door entry intercom system and emergency assistance pull cord, loft access hatch, large walk in storage cupboard, built in airing cupboard housing hot water cylinder and linen shelving.

LIVING ROOM | Double glazed bay window with fitted venetian blinds enjoying a southerly front aspect that frames a beautiful view across the town towards the Blorenge mountain, two modern thermostatically controlled electric radiators, coved ceiling, television aerial point, telephone point.

KITCHEN | An attractively fitted kitchen including a range of traditionally styled, modern base and wall units incorporating drawers and cupboards along with an open fronted wall display cupboard and two glass fronted wall display cupboards, integrated electric oven and four ring halogen hob with glass splashback and stainless steel cooker hood over, stainless steel single drainer sink unit,

internal high level window to the communal hallway, wood effect flooring.

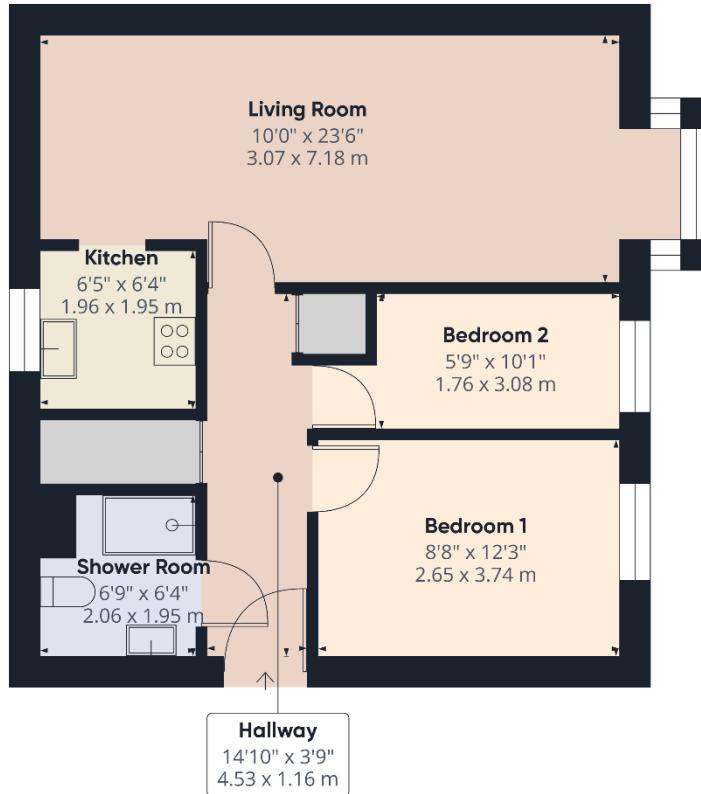
BEDROOM ONE | Double glazed window with fitted vertical blind enjoying a front aspect with view across the town towards the Blorenge mountain, modern thermostatically controlled electric radiator, coved ceiling, emergency pull cord.

BEDROOM TWO | Double glazed window with fitted vertical blind also enjoying a front aspect with view of the Blorenge, coved ceiling.

SHOWER ROOM | Attractively fitted with a modern suite in white with chrome fittings and comprising a large step in shower cubicle with sliding double doors and Mira electric shower unit, low flush toilet with push button dual flush cistern, vanity wash hand basin unit with mixer tap and storage cupboards beneath, electric strip light with shaver point, wall mounted electric convector heater, wall mounted electric chrome vertical towel rail, wall mounted extractor fan, emergency pull cord, fully tiled shower area and sanitaryware surrounds, wood effect flooring.

OUTSIDE | A private drive leads to ample residents parking and a communal entrance area which is surrounded by well-stocked shrubbery borders with the complex enclosed to the boundary by secure close board fencing. A path from the car park leads to a paved seating area and lawn interspersed with flower beds and shrubs.





Approximate total area⁽¹⁾
574.46 ft²
53.37 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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GENERAL

Tenure | We are informed the property is Leasehold. Intending purchasers should make their own enquiries via their solicitors. The term of the lease is for 999 years from 18th September 1987.

Service Charge | £188 per calendar month and includes maintenance of the complex, cleaning, water rates and lighting of communal areas, maintenance of communal laundry room, grounds maintenance and buildings insurance.

Services | Mains electricity, water and drainage.

Council Tax | Band C (Monmouthshire County Council)

EPC Rating | Band C

Flood Risk | Very low flood risk from rivers or surface water. See <https://flood-risk-maps.naturalresources.wales/>

Covenants | The property is registered with HMLR, Title Number WA395236. There are restrictive covenants associated with the property, for further details, speak to the Agent.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property. See <https://www.monmouthshire.gov.uk/planning/>

Broadband | Standard and superfast available. See <https://www.openreach.com/fibre-checker>

Mobile network | 02, Three, EE, Vodafone indoor coverage
See <https://checker.ofcom.org.uk/>

Viewing Strictly by appointment with the Agents

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Reference AB411

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