



Sarno Square
Abergavenny NP7 5JT

Estate Agents

Taylor & C^o

Abergavenny

Asking Price
£140,000

Sarno Square

Abergavenny, Monmouthshire NP7 5JT

Well presented one bedroom second floor apartment | Spacious open plan living room/kitchen with sash windows enjoying a front aspect
Kitchen with integrated appliances | Three piece white bathroom suite | Secure door entry intercom system
Manicured park like gardens featuring the original Victorian pavilions
Allocated parking space and visitor parking | Annual service charge includes water/sewerage, gas, building insurance and ground maintenance
Walking distance to town centre, bus and railway stations | NO ONWARD CHAIN

This charming, one bedroom, second floor apartment is offered for sale with no onward chain and is competitively priced for an early sale. The apartment is generously proportioned with ceiling heights of more than 10' and features an impressive four pane stone mullioned, pointed arch window to the front that enjoys a pleasant south westerly aspect. The accommodation includes a hallway, spacious living room/kitchen with modern fitted units and integrated appliances, 1 bedroom and bathroom.

This historic development is perfectly positioned for walking into town or travelling further afield either by car via the excellent road links or by train with connections to Cardiff and Manchester or central London and Bristol via Newport. Offered to the market with the benefit of no onward chain, allocated parking, a long lease, and most of the utility costs covered by an encompassing annual service charge, this apartment will suit a range of buyers looking to settle in the town full time, or those just seeking a base from which to explore the wider area.

SITUATION | Sarno Square enjoys an enviable location in a superb Grade II listed development just under a mile from the centre of Abergavenny. A conveniently located footpath nearby the property leads through a tranquil wooded copse

to the River Gavenny, giving quick and ambient pedestrian access to the town centre, bus station and train station.

The historic town centre offers comprehensive leisure and shopping amenities including individual boutique style shops, bistros and restaurants, independent grocery and newsagent stores, supermarkets, and a plethora of well-known high street shops.

Abergavenny hosts a market several times a week in its iconic Market Hall which attracts people from far and wide to its Farmers' market. The town boasts its own cinema, theatre, and leisure centre as well as being a sought-after destination as a foodie haven, attracting famous chefs from across the world to its annual Food Festival; there are numerous eateries and gastro pubs in the town and the neighbouring villages providing evening entertainment and culinary delight. The town is particularly well served by popular schools for all ages at both primary and secondary level with the nearest primary school being within walking distance in a neighbouring road. Schools in the private sector are also accessible and can be found in Monmouth, Hereford, Brecon, and Newport.

The area is an ideal base for professional and amateur leisure pursuits. There are many sports clubs and activities including rugby, football, tennis, bowls, and swimming and of course, cycling at both amateur and professional level, all close-by. For those seeking long walks, there are pathways leading to the River Usk and the Brecon to Monmouthshire Canal as well as to the summit of the Blorenge, one of the seven mountains that surrounds this historic town, ready to explore and located just a short distance away.

Abergavenny railway station is accessible by bus, car or even walking whilst road links at the Hardwick roundabout give easy access to the motorway and "A" routes to Cardiff, Newport plus further afield to the M4 linking Bristol, west Wales and the Midlands.

ACCOMMODATION

GROUND FLOOR | Communal entrance door to communal hallway with security door entry intercom system, staircase to all floors.

2nd FLOOR | Communal landing incorporating the staircase and access to flats 10 & 11.

HALLWAY | Entered from the communal landing via a solid entrance door with letterbox and peep

hole, built in storage cupboard, built in airing cupboard housing hot water cylinder and linen shelving, ceiling mounted mains operated smoke alarm, wall cupboard housing electric meter and consumer unit, wall mounted telephone door entry intercom system.

LIVING ROOM/KITCHEN | A light, airy and spacious room with large stone mullioned pointed arch sash windows with fitted vertical blinds enjoying a sunny South Westerly outlook over the well-kept parkland grounds, telephone point, television aerial point, two radiators, contemporary wall mounted log/flame effect electric fire with remote control, ceiling mounted mains operated smoke alarm, fitted carpet to the living area and hard wearing laminate flooring to the kitchen area. The Kitchen is neatly fitted with a modern range of wall and floor units incorporating drawers and cupboards, contrasting worktops with tiled splash back, inset one and a half bowl stainless steel single drainer sink unit with mixer tap, two x 5 bottle wine racks, integrated 4 ring electric hob with cooker hood over, integrated electric double oven/grill, integrated fridge/freezer and dishwasher both with matching décor panels, space and plumbing for washing machine, telephone point, ceiling mounted extractor fan.

BEDROOM | Including a large built in double wardrobe, television aerial point, telephone point, radiator, sash windows with secondary glazing enjoying an outlook across the grounds to one of the original Victorian pavilions.

BATHROOM | Nicely fitted with a modern suite in white with chrome fittings to include a moulded panelled bath with mixer tap and 'Aqualisa' thermostatic shower unit plus a glazed shower screen over, pedestal wash hand basin with mixer tap, close coupled toilet with push button dual flush cistern, walls fully tiled around shower area

and partly around the sanitary ware, electric shaver point, ceiling mounted extractor fan, wall mounted mirror fronted medicine cabinet.

OUTSIDE

COMMUNAL GARDENS | The apartment has the benefit of extensive communal gardens and original Victorian Pavilions which contribute so much to the attractive parkland style setting and pleasant environment of Parc Pen Y Fal. The gardens include a mixture of gravel and paved pathways and grassed areas with shrubbery, rose trellis and hedgerow borders.

Allocated parking (1T) and visitor parking is also available.

GENERAL

Tenure | We are informed the property is Leasehold 999 years from 31st March 2003. Intending purchasers should make their own enquiries via their solicitors.

Service Charge | £2,528 Per Annum plus approximately £998 to cover sewerage/water rates and heating costs. (2024/2025)

Ground Rent | £165 Per Annum, fixed until March 2045.

Services | Mains electric, gas, water and drainage are connected to the property.

Council Tax | Band D (Monmouthshire County Council)

EPC Rating | Band C

Flood Risk | No risk from surface water or flooding according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number CYM126847. There are restrictive covenants associated with the property.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property.

Broadband | Fibre to the cabinet and copper wire connection are available according to Openreach.

Mobile network | Likely indoor coverage for all providers according to Ofcom.

Viewing Strictly by appointment with the Agents

T 01873 564424

E abergavenny@taylorandcoproperty.co.uk

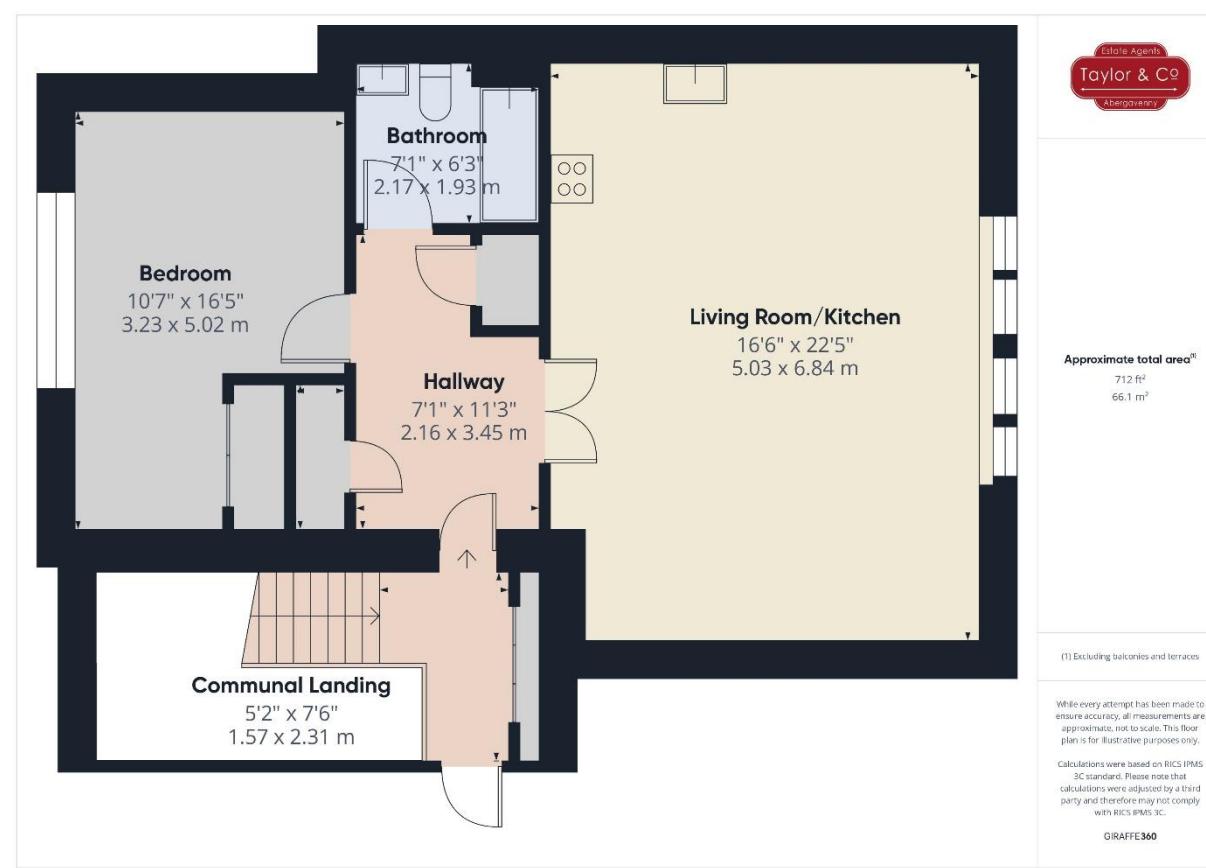
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Floorplan



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.