



Brecon Road
Abergavenny, NP7 5UG

Estate Agents

Taylor & Co

Abergavenny

Asking Price
£130,000

Brecon Road

Abergavenny, Monmouthshire NP7 5UG

An unusual one bedroom first floor flat with a carpeted attic room providing a bonus space | Recently modernised throughout
Ideal first time buy | Located in a period building with just three other flats
Dual aspect open plan kitchen / living room with an outlook towards the Blorengge at the rear | White shower suite
Own private hallway | Door entry intercom system | Allocated parking
Long 999 year Lease and a Share of Freehold | No connected chain

This unusual one bedroom first floor flat is in a detached period building containing just three other flats and benefits from a carpeted attic providing a bonus area for those needing extra space. Situated in a prominent position in the town centre within walking distance of the high street, shops and cafes, this flat has a neutral décor throughout and recently fitted floor coverings making it an ideal first time buy. Refurbished and upgraded by the developer, the flat is accessed via a communal hallway equipped with a door entry intercom system and offers accommodation to include a dual aspect open plan kitchen / living room and a modern white shower suite with electric heating. The flat will have a new 999 year lease and a share of the freehold when the last remaining flat is sold. When parking is at a premium in the town, there is a residents' parking area at the rear, plus the added benefit of no connected chain with the sale of this home.

SITUATION | This property enjoys a prime central setting within walking distance of the town centre and within easy access of doctors' and dentist surgeries, Linda Vista Gardens, the cricket ground, tennis and bowls clubs, as well as country walks along the River Usk and the Monmouthshire & Brecon Canal.

Abergavenny has a comprehensive range of shopping and leisure facilities, including a wide selection of individual boutique style shops, grocery and newsagent stores, a Waitrose store, a Tesco Metro, Aldi and many well-known high street shops. Abergavenny also hosts a market several times a week in its famous Market Hall. The town has its own cinema, theatre and leisure centre as well as several restaurants for evening entertainment.

Abergavenny railway station has regular services into central London via Newport, whilst road links at the Hardwick interchange give easy access to the motorway for Bristol, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, Cwmbran and Cardiff.

ACCOMMODATION

COMMUNAL HALLWAY | Entrance door, carpeted hallway, staircase to the upper floor, motion sensor lighting. Door to **PRIVATE ENTRANCE HALL** | Door entry intercom, electric consumer unit.

DUAL ASPECT OPEN PLAN KITCHEN/LIVING SPACE | Twin sash windows to the front aspect, wall mounted electric radiator, carpet to the living area. The kitchen is fitted with a range of cabinets with contrasting wood style laminate worktops, inset composite sink unit, inset four ring hob with single oven beneath, spot track to the ceiling, double glazed window to the rear with an outlook towards the Blorengge.

BEDROOM | Twin sash windows to the front aspect, inbuilt wardrobe, wall mounted electric radiator.

SHOWER ROOM | Fitted with a white suite to include a shower cubicle with electric shower, wash hand basin in vanity unit, lavatory, ladder towel radiator, extractor fan, double glazed window to the rear.

From the hallway, a staircase leads up to:

ATTIC ROOM | A useful bonus area with a casement window to the rear aspect with a rooftop view towards the Blorengge, electric radiator (buyer note: there is no buildings regulation approval for this conversion).

GENERAL

Tenure | We are informed the property is Leasehold with a new 999 year Lease being granted. When the last remaining flat is sold, the owners will be granted a Share of Freehold.

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

Service Charge | Until the last remaining flat is sold, a service charge will be levied for the building development of £4,500 per year and this will be billed according to the square footage of the various flats so individual billing will be between £300 and £400 per year.

Council Tax | Band C (Monmouthshire County Council)

EPC Rating | Band G

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

Covenants | The building is Freehold and registered with HMLR, Title Number CYM206846. Each individual flat will require a new registration with HMLR. There are no 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. But buyers are advised that the building at the rear of this property which adjoins the communal parking area, may be developed in the future.

Broadband | According to Openreach, fibre to the cabinet and a copper wire connection are available in the area.

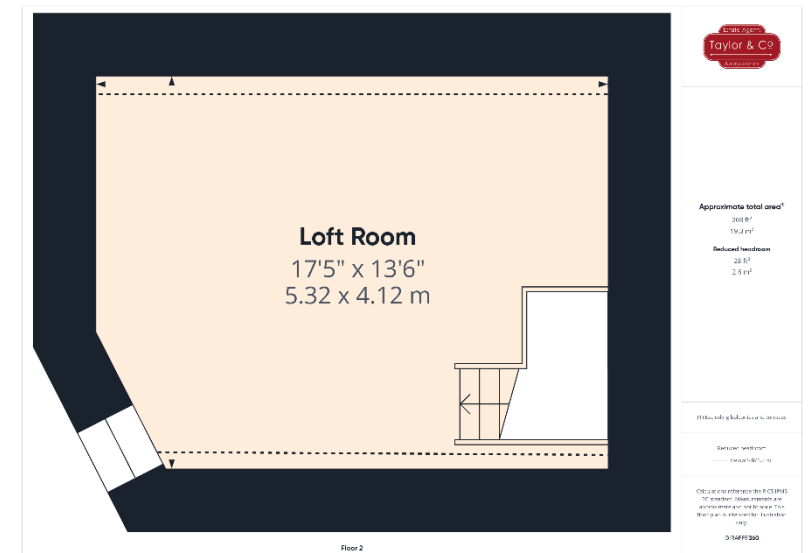
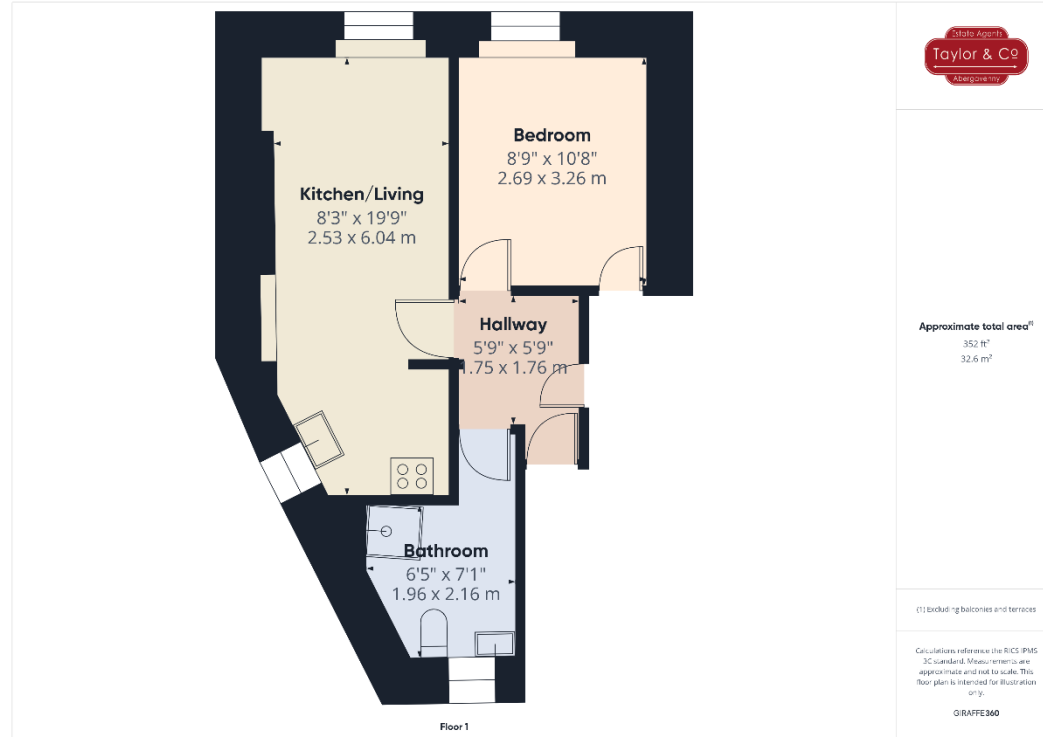
Mobile network | According to Ofcom, there is likely indoor coverage for Three, and limited coverage for Vodafone, O2 & EE.

Viewing Strictly by appointment with the Agents
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Reference AB481



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