

MICHAEL SKIDMORE

ESTATE AGENTS



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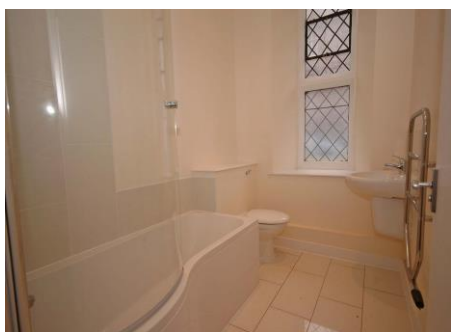


Flat 2, The Nelson Rooms Glendower Street
MONMOUTH NP25 3DG

Monthly Rental Of £550



A GROUND FLOOR, ONE BEDROOMED APARTMENT REFURBISHED TO A HIGH STANDARD - COMPLETE WITH PRIVATE PARKING AND CONVENIENTLY LOCATED WITHIN A SHORT WALK OF MOST OF THE TOWN AMENITIES.



Particulars.

Monmouth is a busy and attractive market town located in the picturesque lower Wye Valley on the borders with the neighbouring counties of Gloucester and Hereford. Being located close to the A40 trunk road the town has easy access to the country's motorway network, being 11 and 16 miles respectively from the M50 and M48, (with its connection to the Severn bridge). The town itself is well served by a good selection of shops with many family run business augmenting a wide selection of the multiple retailers, but it is perhaps the educational facilities which make the town so famous, having both public and state systems.

This property which is one of only three apartments which has been created as part of an imaginative re-development of the former Nelson Sale & Auction Rooms, which is an interesting, stone built and listed building, the majority of which fronts Glendower Street and which is a minute or two's walk from the town's park, the main High Street and most leisure facilities.

GROUND FLOOR

COMMUNAL ENTRANCE HALL, with a gothic style door off which there is a staircase to the apartment above, while beneath is a meter room containing the meters for the development.

PRIVATE HALLWAY 25' 8" x 0' 0 (7.82m x 0.00m) in length, with a fitted carpet, night storage heater, access to an AIRING CUPBOARD containing a factory insulated hot water cylinder (fitted with twin immersion heaters) and doors off to the bathroom, bedroom, and: -

LIVING AREA 21' 0" x 14' 0 (6.40m x 4.26m) overall and somewhat irregular in shape with Dining alcove, incorporating an attractive bay window area fitted with a night storage heater. Fitted carpet to floor.

ADJACENT KITCHEN AREA 15' 10" x 9' 3 (4.82m x 2.82m), with an attractive grey ceramic tiled floor finish and equipped with an Ash fronted range of kitchen units in an L-formation and with satin chrome handles and with a contrasting granite grey, rounded edged work surface. The latter incorporates a stainless steel sink beneath which there is an automatic washing machine. There is also provision for a refrigerator although there is a fridge/freezer also included being located adjacent to the cooker. Built into the base and drawer range is an electric oven with a four ringed hob above, with a stainless steel canopy cooker hood overhead. Inset halogen lighting, roller blinds to the windows in this area.

BEDROOM ONE 12' 3" x 11' 9 (3.73m x 3.58m) overall, with night storage heater, fitted carpet and blind to window.

ATTRACTIVE BATHROOM, fitted with a quality sanitary range comprising wash hand basin, low flush WC and an ornate panelled bath with shower over. Inset halogen lighting, extraction fan and an electric towel rail. Ceramic tiled floor and blind to window.

OUTSIDE To the far side of Nelson House is a courtyard where there is provision being made for the parking of one vehicle.

REMARKS The property is furnished in that there is a double bed, dining table, four chairs, settee, easy chair, television, coffee table etc. There is also some cutlery and kitchen implements. Please note this is not a complete list

LOCAL AUTHORITY Monmouthshire CC

TAX BAND C


POSTCODE NP25 3DG

SERVICES Mains electricity Economy 7 tariff, water and drainage. Communal T.V. reception including satellite (NB—a sky box is needed)


TENANCY AND TERMS The property is available on an Assured Shorthold Tenancy for a minimum period of 6 months and thereafter on a monthly basis. The tenant will be responsible for paying fees on the following basis. Upon application and the Landlords broad acceptance (subject to references) to proceed, the tenant will pay, the sum of £144 (inclusive of VAT) and £36 (inclusive of VAT) per additional adult, for obtaining references, credit checks, the provision of the legal documentation and the inventory/schedule of condition. Should a Guarantor be required there will be a charge of £36 (inclusive of VAT) to carryout the necessary references etc. 50% of these fees will be returned if the references and credit checks are not acceptable and the Landlord decides not to proceed. The total sum is non-refundable if, the applicants decide to withdraw. The tenants will be responsible for paying one months rent in advance, the council tax, together with all services. In addition the Agents will require a bond of £550 from the tenant to be held against any damage to the premises/fixtures and fittings, fair wear and tear accepted, and will be returned minus any deductions at the completion of the tenancy. The Landlord would prefer Tenants, who are in employment and who have no pets. Non-smokers only.

VIEWING Strictly by appointment via the Agents.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	64
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	54
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may, however, be available by separate negotiation. A wide angle camera may have been used for some of the images. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All measurements are approximate.