



**Christie
Residential**
YOUR HOME, HANDLED WITH CARE

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**Priory Gardens
Abergavenny
£186,000**

- ♥ Two Bedroom Apartment
- ♥ First Floor Of A Popular Development For Those Aged 60 & Over
- ♥ Offered In Excellent Order Throughout





About this property

This first floor, two-bedroom apartment is offered in excellent order throughout. It is situated in Priory Gardens, a sought-after development for those aged 60 and over. The property is conveniently located just behind St Mary's Priory Church, and is a level walk of some 250 metres from the main town centre with its wealth of shops and amenities, including covered market, library, cafes, restaurants, and theatre. The accommodation comprises an entrance hall, 15' living room with feature bay window offering a wonderful view of St. Mary's Church, off which is the superb separate kitchen, refitted by Sigma 3. The kitchen includes silestone worktops, integrated Neff appliances, induction hob, and extensive storage. There is a double and single bedroom both enjoying views of the church, updated tiled shower room and a useful storage cupboard off the hall. Further benefits include updates to the electrical installation, the addition of an 'on demand' hot water system, access to beautifully maintained communal grounds and parking. Priory Gardens is served by a non-resident Estate Manager three days a week and has guest accommodation available for a nightly charge consisting of a twin room with en-suite facilities. This most welcoming home within a peaceful and secure setting is available with no onward chain.

About the location

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Bloreng and the Sugar Loaf mountains, Abergavenny is known as the 'Gateway to Wales'. It is situated twelve miles from the English border and just south of the Black Mountains in the Brecon Beacons National Park. Steeped in history Abergavenny was originally a Roman Fort then a medieval walled town. It is now a market town with arguably more life than nearby Usk and Monmouth. It offers a wide range of amenities with major supermarkets, weekly retail and farmers markets, a high street comprising of recognized chains and local department stores, leisure centre, a number of churches and Nevill Hall Hospital. Its location means that Abergavenny acts as the major transport hub for the area. The railway station allows easy access to anywhere on the rail network. The A465, Heads of the Valleys Road is one mile out of town with the M50 / M4 a further 25 minutes away. Furthermore there is a large bus station with an extensive range of routes to neighbouring towns and villages and as far afield as Cardiff.

Directions

From the Angel Hotel in the centre of the town, follow Monk Street (A40) north and take the first right into Lower Monk Street. Continue for some 300 yards and Priory Gardens can be found on the right hand side.

USEFUL information

COUNCIL TAX: Band C. The local authority is Monmouthshire County Borough Council – 01633 644644

SERVICES: We understand that mains electricity, water & sewerage are connected to the property. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 78 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

TENURE: We believe the property to be Leasehold (125 years issued in 1991). There is a monthly service charge of £322.82 inclusive of water rates. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

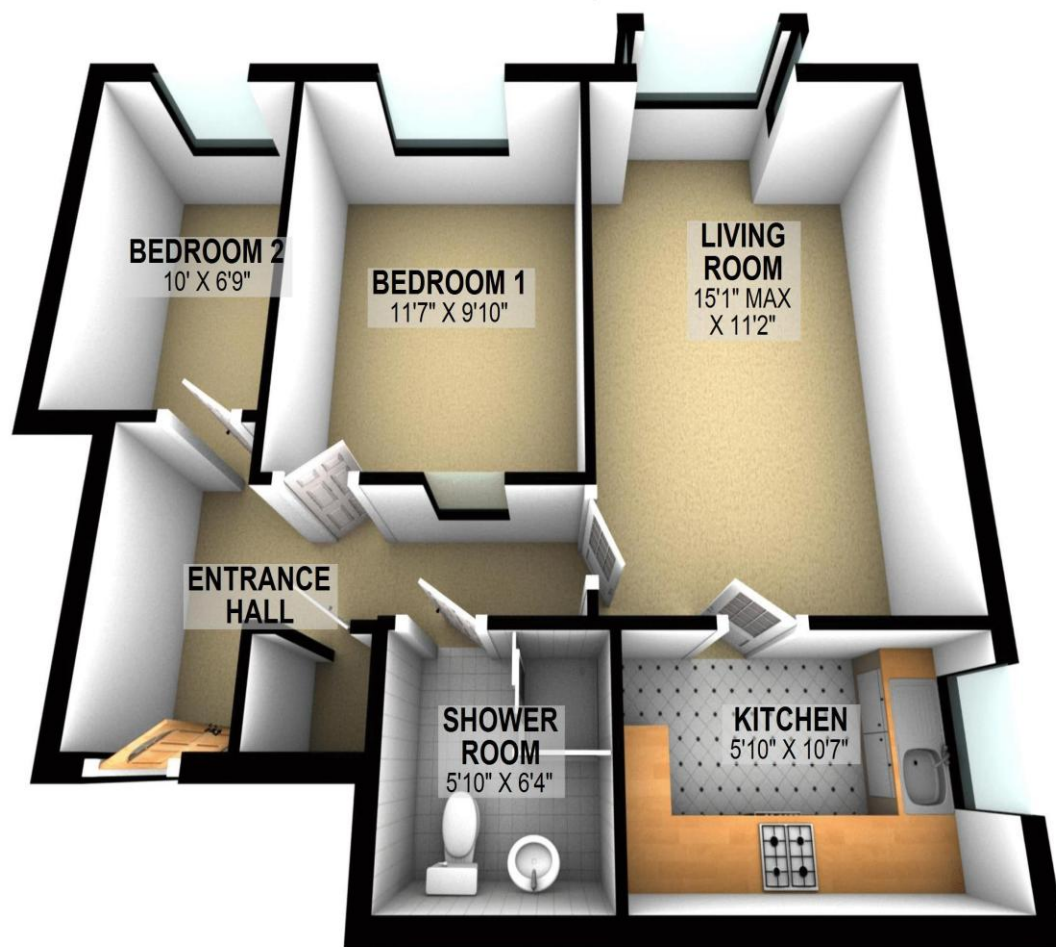
VIEWING: Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

Consumer Protection from Unfair Trading Regulations 2008.

Please be aware that neither **Christie Residential** nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, **Christie Residential** have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via **Christie Residential**, as owners' agents.

FIRST FLOOR

APPROX. 553.1 SQ. FEET



TOTAL AREA: APPROX. 553.1 SQ. FEET

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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