



## FLAT 4, AVENUE COURT

Abergavenny, Monmouthshire NP7 7DD

- \* Spacious one-bedroom first-floor flat
- \* Sought after location on western side of Abergavenny
- \* Well-appointed kitchen with breakfast bar
- \* Modern shower room
- \* Two allocated parking spaces and communal grounds
- \* EPC Rating - C

£155,000



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**Overview**

This one-bedroom first-floor flat forms part of a converted period property with a sunny disposition with sun from east, south and west. Situated in one of the desirable locations on the western side of Abergavenny and yet only 0.2 miles from the town centre.

**Step Inside**

The accommodation comprises: secure entrance from garden with CCTV, enter into a large communal hallway and continue up two flights of stairs to reach the private entrance of number 4. The entrance hallway leads to both a light and airy double bedroom with dual aspect windows and fitted wardrobes and a spacious sitting room with practical laminate floor and large window overlooking the garden. An archway opens into the kitchen which is fitted with ample wood-effect base and wall units complemented by a breakfast bar, a built-in cooker, 4-ring gas hob and extractor over. From the kitchen is a landing with window to the side leading to the fully-tiled shower room with corner enclosure and modern suite.

**Step Outside**

The shared gardens and grounds are well maintained with a level lawned area. There are two allocated parking spaces and plenty of space for visitors.

**Location**

Abergavenny is an historic town located on the banks of the River Usk and known as 'the Gateway to Wales'. The town is nestled between the Blorenge, Sugar Loaf and Skirrid Mountains and within a mile of the town centre are recreational walks through the beautiful countryside and along the Monmouthshire & Brecon Canal. A wide range of local amenities include shops, primary and secondary schools, banks, doctors, dentists, a library and a general hospital. Abergavenny has a leisure centre with swimming pool, a cinema, theatre and the area is well known for its many high quality restaurants. The town has a mainline railway station and good road links for commuting; the property is situated within easy reach of the commercial centres of south Wales via the Heads of the Valleys road and the A40/A449 linking to the M4, M5 and M50 motorways for Cardiff, Bristol and the Midlands.

**Services**

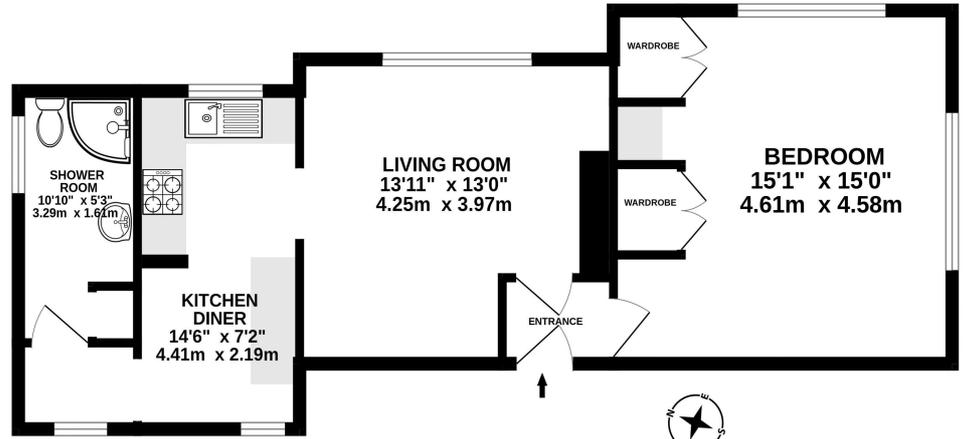
Mains electricity, gas, water and drainage. Gas-fired central heating.

**Tenure**

Leasehold. 999 years from 2012.

**Agent's Notes**

Service charge - £65 per calendar month.



FLAT 4 AVENUE COURT, ABERGAVENNY, NP7 7DD

TOTAL FLOOR AREA : 581 sq.ft. (54.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metroplan ©2023



**Council Tax**

Band C. Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

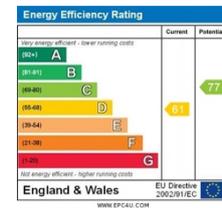
**Fixtures and Fittings**

Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.

**Directions**

From Abergavenny take the Old Hereford Road (opposite Tesco) and turn left at the first set of traffic lights. Avenue Court can be found on the right hand side.

**Energy Rating**



To book a viewing call 01873 858990

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