



28 Priory Gardens, Abergavenny. NP7 5NQ
£185,000
Tenure Leasehold

- RETIREMENT ACCOMMODATION
- FIRST FLOOR APARTMENT
- EN-SUITE SHOWER ROOM
- NO ONWARD CHAIN

- TWO BEDROOMS
- BEAUTIFUL RESIDENTIAL GARDENS
- WALKING DISTANCE TO THE TOWN CENTRE
- COMMUNAL STAIR LIFT

Situated in the heart of the popular market town of Abergavenny this two bedroom first floor retirement apartment with stair lift leading to first floor. The property comprises an entrance hall with airing cupboard and storage cupboard, bathroom with walk in shower. Master double bedroom with en-suite shower room and a further single bedroom with built in wardrobes, modern fitted kitchen with eye level integral oven and living / dining room with bay window. The complex sits within well maintained communal gardens allowing the residents to enjoy, a of couple seating areas with flowers and trees.

The property is in close walking distance to town where you can cut through St Marys church will find a number of independent shops, bakery's, restaurant, pubs and even a cinema. The town also has a number of different supermarkets, leisure facilities, dentist and doctor's surgeries as well as a hospital. The development is also next to the bus station, St Marys Church and Swan Meadows for walks. The town benefits from a train station with links to Cardiff, Bristol, London Manchester and the Midlands. We are offering this property to the market with no onward chain and viewings are highly recommended to fully appreciate.

Services:

All mains services are provided at the property.

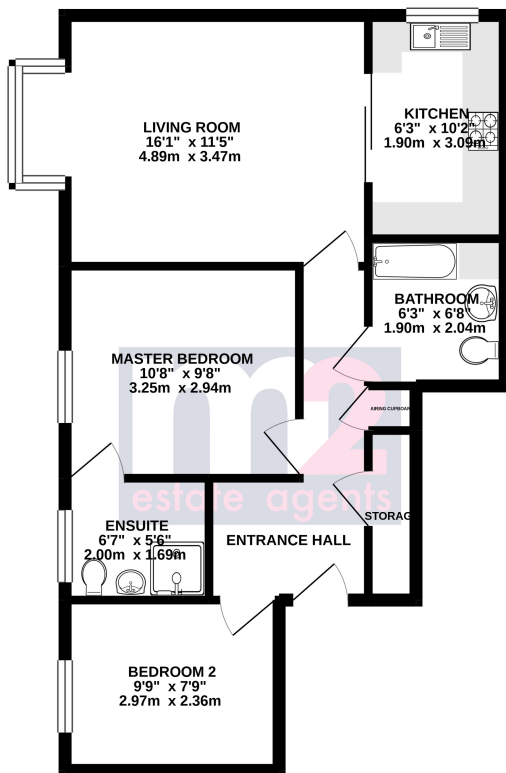
Lease Term = 125 years from 01.01.91 / Service charge £224pcm.

Council Tax Band:

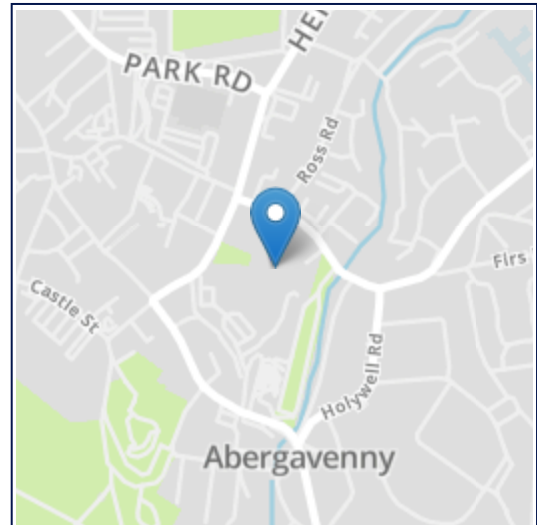
Band C



GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 580 sq.ft. (53.9 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 Metropix ©2020



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.