



Monmouth.
£165,000
Tenure Share of Freehold

- SPACIOUS 3RD FLOOR APARTMENT
- CONVENIENT TOWN CENTRE LOCATION
CLOSE TO MONNOW STREET
- GARAGE
- LARGE LOUNGE/DINING ROOM WITH
VAULTED CEILING
- MODERN KITCHEN
- 2 DOUBLE BEDROOMS
- BATHROOM
- VIEWS OVER MONMOUTH TOWARDS THE
KYMIN FROM THE FRONT
- VIEWS OVER PARK TO THE REAR
- VIEWING RECOMMENDED

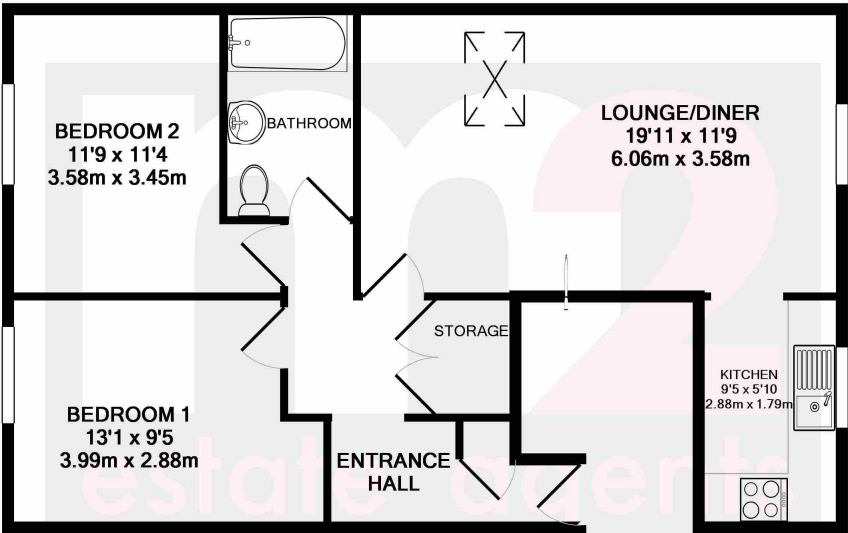
17 Bridge Street, Usk, NP15 1BQ
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www.m2ea.co.uk

**** REGISTER YOUR INTEREST **** A spacious and character 2 bedroom 3rd floor apartment situated within a nineteenth century former water works in the historic part of Monmouth town. Newly renovated and presented at a high standard, the apartment enjoys rooftop views over the town towards the Kymin from the front and Chippingham Gate and playing fields from the rear. Monmouth town centre is a short distance away, with its local restaurants and cafes, theatre and shire hall, and extensive shopping facilities on Monnow Street.

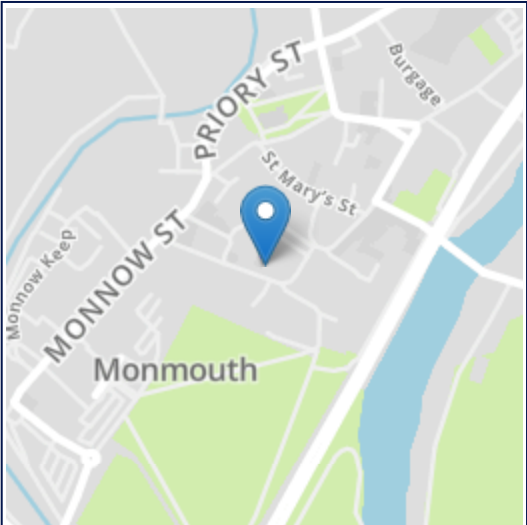
The accommodation comprises: an entrance hall with large storage cupboard, spacious lounge with exposed beams and vaulted ceiling opening to a modern kitchen. 2 double bedrooms & contemporary bathroom with shower over bath.

Outside: to the rear of the property is a single garage with power and light with storage to the loft area. The property is offered for sale with the benefit of no chain.

Services:
All mains services are connected
Council Tax Band:
Band D



TOTAL APPROX. FLOOR AREA 661 SQ.FT. (61.4 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 to 100)	A	
(81 to 91)	B	
(69 to 80)	C	
(55 to 68)	D	
(39 to 54)	E	52
(21 to 38)	F	
(1 to 20)	G	
Not energy efficient - higher running costs		
England, Wales & N.Ireland		
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.

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