



**Flat 3 The Old Workhouse, Union Road West,
Abergavenny. NP7 7RL
£185,000
Tenure Leasehold**

- **FIRST FLOOR APARTMENT**
- **TWO BEDROOMS**
- **OPEN PLAN LAYOUT**
- **FAMILY BATHROOM AND MASTER SHOWER ROOM**
- **GRADE II LISTED BUILDING**
- **NO ONWARD CHAIN**

A spacious first floor apartment conveniently located for Abergavenny town centre and it's amenities. Accommodation briefly comprises two bedrooms with master shower room, an open plan kitchen/dining room/living room, and family bathroom. Offered with no onward chain, viewing is recommended.

Conveniently situated for Abergavenny Town Centre with Cantref primary school a stones throw away. Amenities providing a wealth of restaurants, shops, cinema and theatre, hospital, bus and train station; both primary and secondary schools and a leisure centre. The area also offers a wide number of walks and bike trails to enjoy including those along the banks of the river Usk and the Monmouthshire and Brecon canal.

Services:

All mains services are provided.

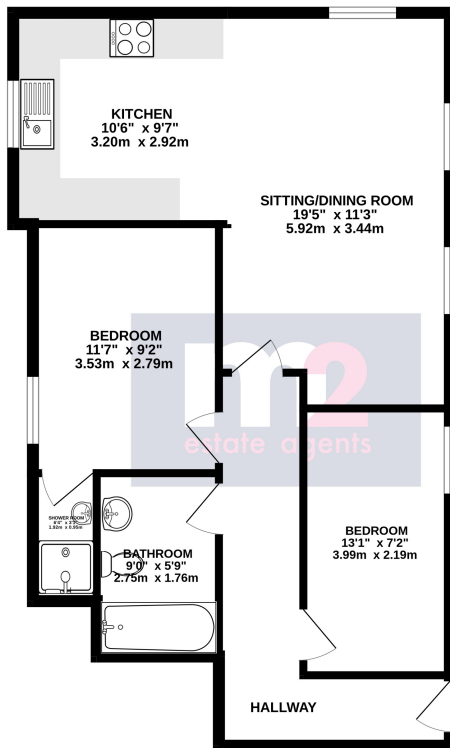
99 year lease from 25.12.23, Service charge £1,060 Ground rent £100

Council Tax Band:

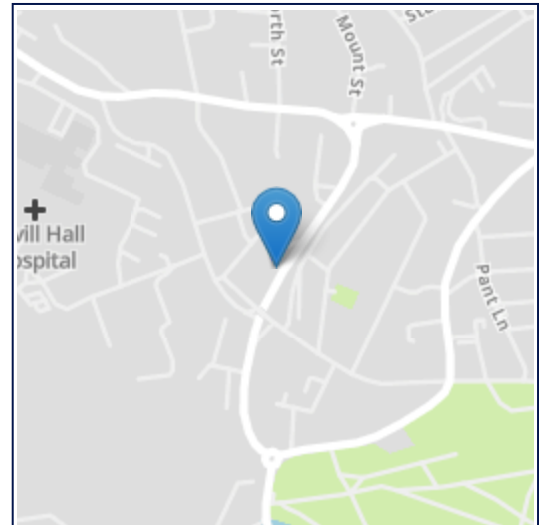
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 v2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C	70	
(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.