



**Flat 2 The Old Workhouse, Union Road West,
Abergavenny. NP7 7RL
£185,000
Tenure Leasehold**

- **TWO BEDROOMS**
- **TWO EN-SUITES**
- **FIRST FLOOR APARTMENT**
- **OPEN PLAN LAYOUT**
- **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 en-suites, an open plan kitchen/dining room/living room. 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.

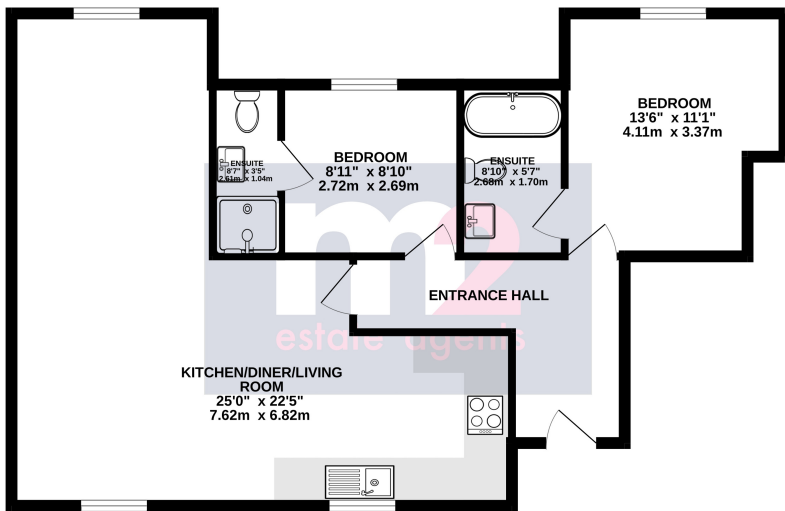
99 year lease from 25.12.23, Service charge £1,060 Ground rent £100.

Council Tax Band:

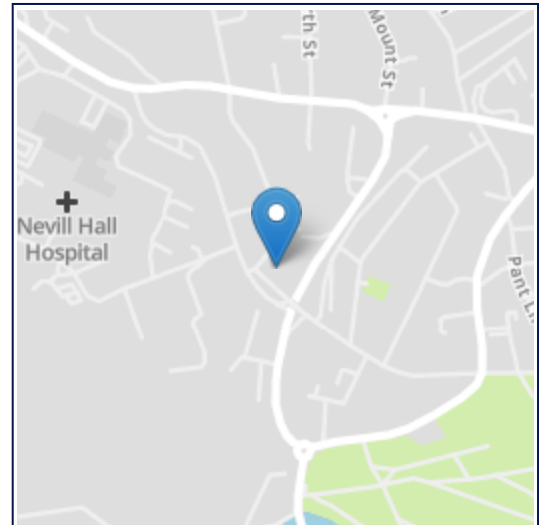
C



GROUND FLOOR



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 ©2023



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 81 |
| (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.

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