



15 Priory Gardens, Abergavenny. NP7 5NQ
£175,000
Tenure Leasehold

- **GROUND FLOOR APARTMENT**
- **RETIREMENT ACCOMMODATION**
- **LOUNGE OVERLOOKING GARDENS**
- **ONE BEDROOM WITH FITTED FURNITURE**

- **FITTED WET ROOM/SHOWER ROOM**
- **FITTED KITCHEN**
- **PARKING & VISITOR PARKING**
- **WELL MAINTAINED COMMUNAL GARDENS**

Priory Gardens is a highly sought after purpose built complex of low rise apartments for the over 55's which is located approximately 200 yards from the centre of Abergavenny.

This property is located on the ground floor, the lounge has south facing patio doors overlooking the communal garden, with the kitchen and bedroom having further views over the more secluded gardens to the rear. The bathroom has been upgraded to a wet room with a walk-in shower and folding seat. Further benefits include double glazing and off-peak electric storage heaters. A guest suite is available in the complex.

The centre of Abergavenny and St Mary's Priory are within 200 yards, with a pathway and gated access from Priory Gardens through St Marys church where you will find a number of independent shops, bakery's, restaurants, pubs and even a cinema. The town also has a selection of 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 also 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.

Abergavenny town enjoys a wide range of shopping facilities whilst also having the benefit of a mainline railway station and bus station.

Services:

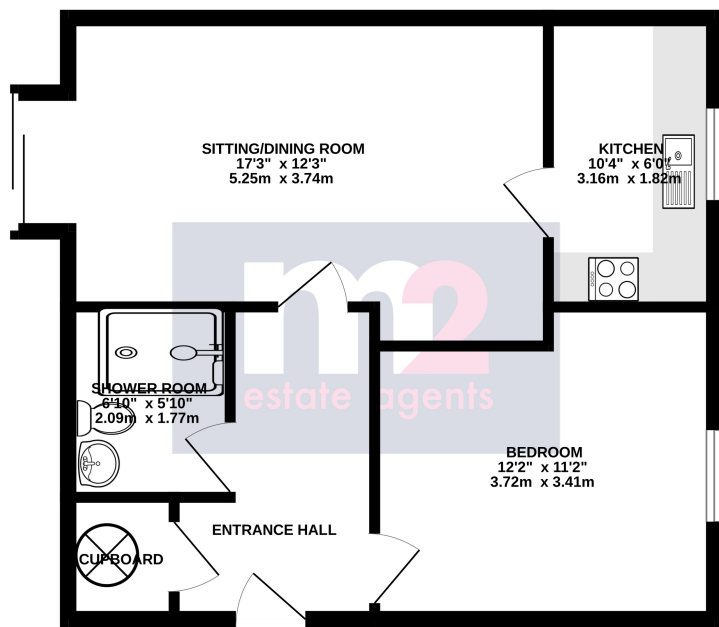
Mains Electric, water and drainage.

Council Tax Band:

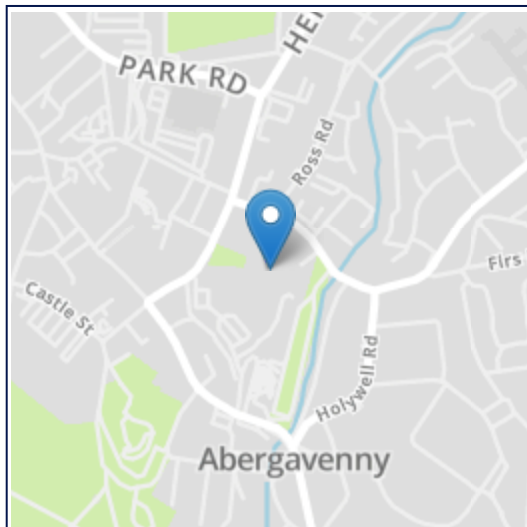
Band C.



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 Metapic ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	70	77
	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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