



32 Priory Gardens, Abergavenny, NP7 5NQ
Two Bedroom Ground Floor Retirement Property.

Guide Price of
£225,000

32 Priory Gardens, Abergavenny, NP7 5NQ

Overview

- Retirement Property
- Ground Floor
- Two Bedrooms
- Residents Car Park
- Immaculately Presented
- Modern Kitchen and Shower Room
- No Onward Chain
- Walking Distance to Town Centre



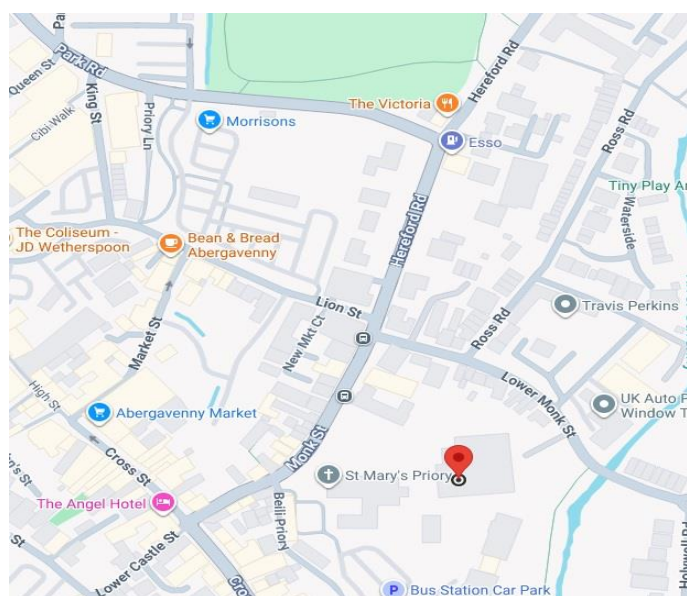
A well-presented retirement property situated on a highly sought after development Abergavenny.



Located adjacent to Abergavenny Town Centre on the highly sought after Priory Gardens retirement development, we are delighted to offer the opportunity to purchase an immaculate Two Bedroomed Ground Floor Apartment that offers accommodation comprising: Entrance Hall, Lounge, Kitchen, Master Bedroom, Shower Room and a second single bedroom.



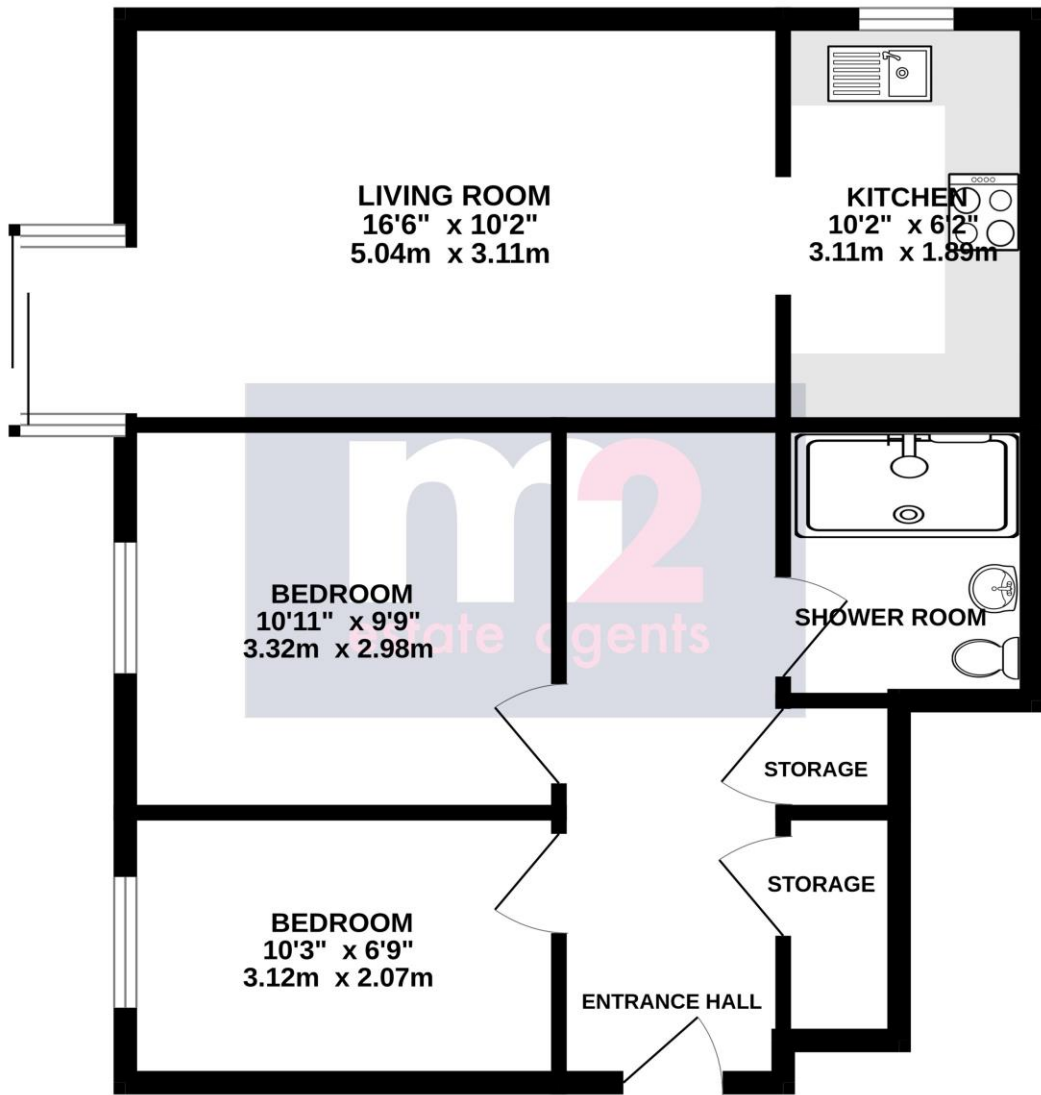
The property benefits from a modern electric heating system and double glazing. To the outside there are well maintained communal gardens with seating areas and parking facilities. Priors Gardens is an excellent option for any retiree, being centrally located and close to the main shopping areas and bus station. The development provides a real community spirit with like minded people from all backgrounds. **TENURE:** We believe the property to be Leasehold (125 years issued in 1991). There is a monthly service charge of £224.00 inclusive of water rates. A housing manager on site three days a week. An emergency call service and a guest room available.



Directions

Conveniently situated for Abergavenny Town Centre with a choice of primary schools and a secondary school. The town centre offers all necessary amenities such as doctors and dentist surgeries, a number of supermarkets, independent shops, butchers, cafes, restaurants and pubs as well as its own cinema and library. The town is also the perfect commuters town as it accommodates a bus and train station. Easy access to all major road links. It is also an extremely picturesque town well known for its walks and bike trails through the mountains and along the river Usk and Monmouthshire and Brecon Canal.

GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.4 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

11 Cross Street, Abergavenny, NP7 5EH
Tel: 01873 856388
Email: abergavenny@m2ea.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.