



**58 Sarno Square, Abergavenny. NP7 5JT**  
**£179,950**  
**Tenure Leasehold**

- **GRADE II LISTED BUILDING**
- **ONE BEDROOM**
- **OPEN PLAN LIVING**
- **IDEAL FIRST TIME BUY/INVESTMENT**
- **SECOND FLOOR APARTMENT**
- **RESIDENTS CAR PARKING**
- **NO ONWARD CHAIN**
- **BEAUTIFUL RESIDENTIAL GARDENS**

Located on the second floor of this beautiful grade 2 listed building with manicured communal gardens and within a short distance of Abergavenny Town Centre is this well presented One Double Bedroomed Second Floor Apartment offering accommodation comprising: Open Plan Lounge/Diner/Kitchen, Double Bedroom with built in wardrobes and a three piece bathroom with shower over bath. The apartment benefits from Gas Central Heating and Integrated Kitchen Appliances. Outside there is an allocated parking space and shared garden areas. This home would be perfect for a professional couple or single person and is offered with no onward chain.

Abergavenny town has a number of independent shops, bakeries, restaurant, pubs and even a cinema. The town also has a number of different supermarkets, leisure facilities, dentist and doctor's surgeries as well as a hospital, bus station, and train station with links to Cardiff, Bristol, London Manchester and the Midlands.

Services:

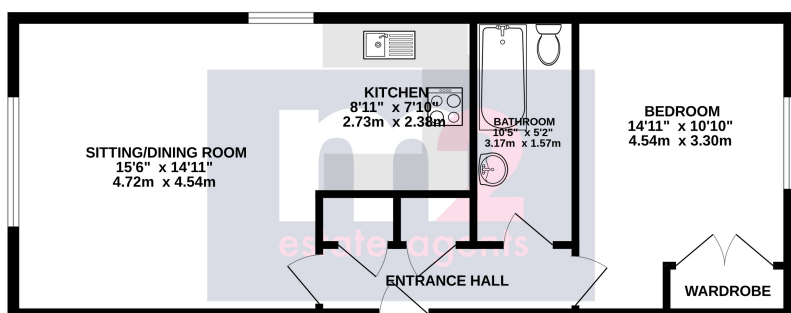
Mains Gas, electricity, water and drainage.

Council Tax Band:

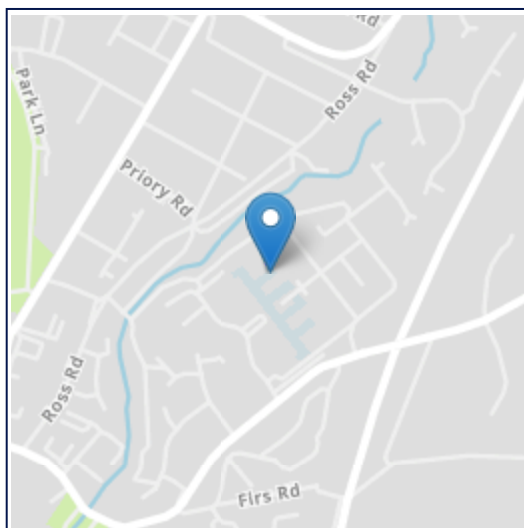
Band C.



### SECOND FLOOR APARTMENT



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 M2Maple 12/2014



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	48	57
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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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