



7 Priory Gardens, Abergavenny. NP7 5NQ
£215,000
Tenure Leasehold

- RETIREMENT ACCOMMODATION
- TWO BEDROOMS
- FAMILY SHOWER ROOM
- RESIDENTS CAR PARK
- FIRST FLOOR APARTMENT
- MASTER EN SUITE SHOWER ROOM
- STAIR LIFT TO FIRST FLOOR
- WALKING DISTANCE TO TOWN CENTRE

A superb opportunity to purchase a two bedroomed first floor retirement apartment at the much sought after Priory Gardens Development located in the heart of Abergavenny and subsequently being conveniently situated close to all amenities.

This lovely development with communal gardens and outside seating areas has a mix of apartments over two floors. This particular property offers well presented accommodation that comprises: Entrance hall, modern fitted kitchen, living room with bay window looking over Swan Meadows. A master double bedroom with en-suite shower room and a further single bedroom and family shower room with walk in shower. Two large storage cupboards. The property benefits from electric heating, double glazing and a residents only car park. The property has no onward chain. The property has been updated throughout and viewing is highly recommended to fully appreciate.

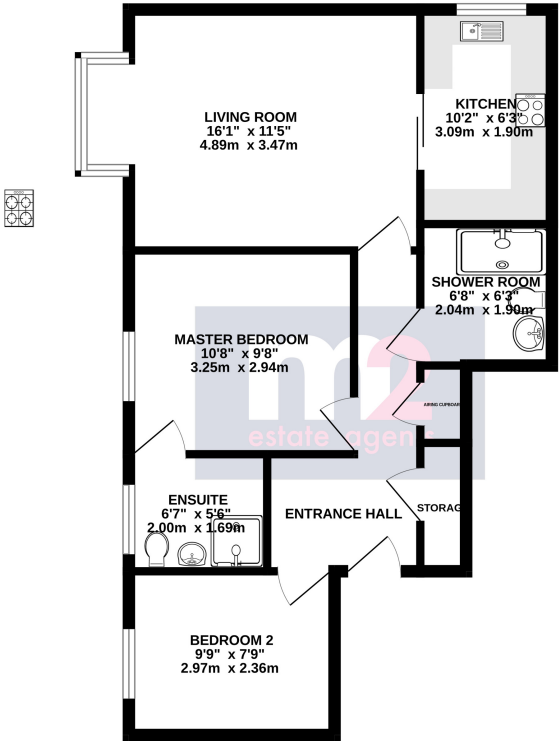
There is an annual service charge of £258.50 PCM.

Conveniently situated for Abergavenny Town Centre. 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.

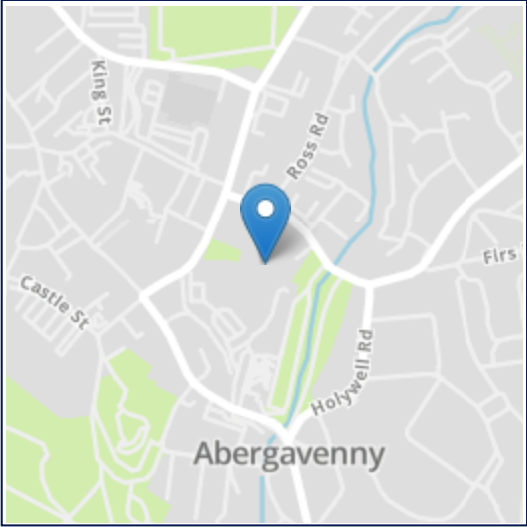
Services:
Mains electric, water and drainage. There is no Gas at this property.
Council Tax Band:
Band C.



GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 580 sq.ft. (53.9 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.
Made with Metroplan v2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	70	77
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	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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