



**Flat 7 Hyam Court, Glendower Street,  
Monmouth. NP25 3DG**

**£165,000**

**Tenure Share of Freehold**

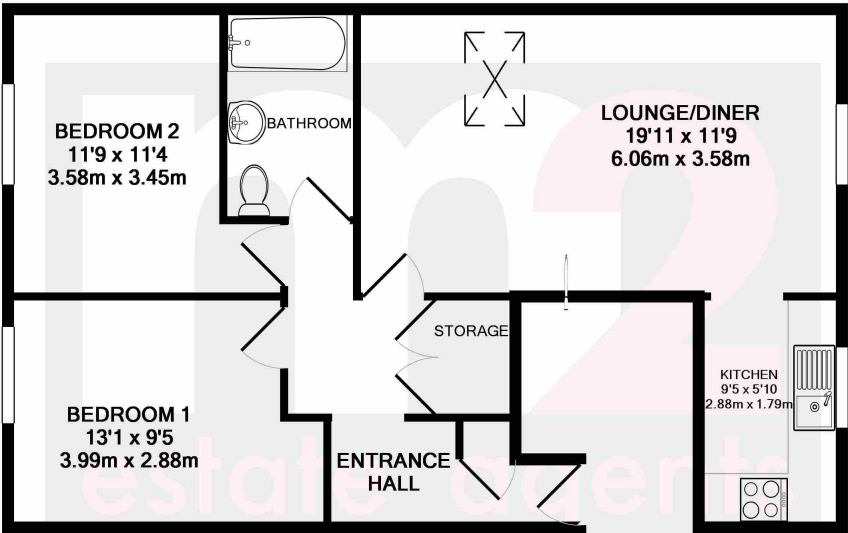
- SPACIOUS 3RD FLOOR APARTMENT
- CONVENIENT TOWN CENTRE LOCATION  
CLOSE TO MONNOW STREET
- GARAGE
- LARGE LOUNGE/DINING ROOM WITH  
VAULTED CEILING
- MODERN KITCHEN
- 2 DOUBLE BEDROOMS
- BATHROOM
- VIEWS OVER MONMOUTH TOWARDS THE  
KYMIN FROM THE FRONT
- VIEWS OVER PARK TO THE REAR
- VIEWING RECOMMENDED

**\*\* REGISTER YOUR INTEREST \*\*** A spacious and character 2 bedroom 3rd floor apartment situated within a nineteenth century former water works in the historic part of Monmouth town. Newly renovated and presented at a high standard, the apartment enjoys rooftop views over the town towards the Kymin from the front and Chippingham Gate and playing fields from the rear. Monmouth town centre is a short distance away, with its local restaurants and cafes, theatre and shire hall, and extensive shopping facilities on Monnow Street.

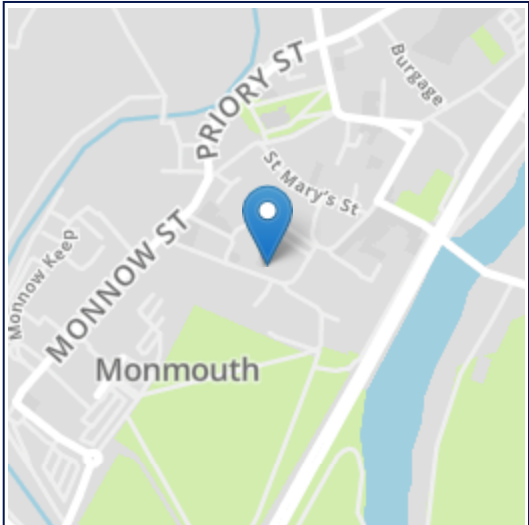
The accommodation comprises: an entrance hall with large storage cupboard, spacious lounge with exposed beams and vaulted ceiling opening to a modern kitchen. 2 double bedrooms & contemporary bathroom with shower over bath.

Outside: to the rear of the property is a single garage with power and light with storage to the loft area. The property is offered for sale with the benefit of no chain.

Services:  
All mains services are connected  
Council Tax Band:  
Band D



TOTAL APPROX. FLOOR AREA 661 SQ.FT. (61.4 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		67
(39 to 54) E	52	
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.