



**Apartment 28 Newmarket Court, Lion Street,
Abergavenny. NP7 5NB
£180,000
Tenure Leasehold**

- **FIRST FLOOR APARTMENT**
- **TWO DOUBLE BEDROOMS**
- **FAMILY BATHROOM**
- **OPEN PLAN KITCHEN/LIVING/DINING ROOM**
- **UPDATED BY CURRENT OWNERS**
- **DOUBLE GLAZING THROUGHOUT**

We are delighted to offer for sale this immaculate Two Double Bedroomed Apartment located in the heart of Abergavenny. Conveniently situated close to all local amenities the accommodation comprises: Lounge with Open Plan Kitchen having an integrated oven/hob/extractor fan and a washing machine. Two Double Bedrooms and a recently re-modelled Bathroom. There is electric heating and double glazing throughout and outside is an allocated parking space. This is an ideal property for a first time buyer or professional couple and viewing is highly recommended.

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 provides ample travel with the train and bus station and is close to all major road links. It is also an extremely picturesque town well known for its walks and bike trails through the mountains, along the river Usk and The Monmouthshire and Brecon Canal.

Early viewing is highly recommended.

****The property is leasehold with a 125 year lease from 1st November 2006. There is an annual service charge of £1000 which is split over two payments per year and a ground rent of £200 per annum****

Services:

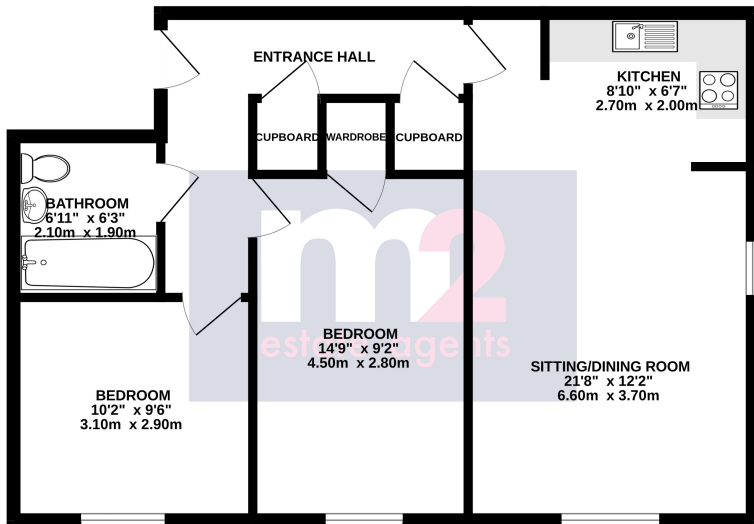
The property has mains electricity water and drainage. Please note there is no gas in this property.

Council Tax Band:

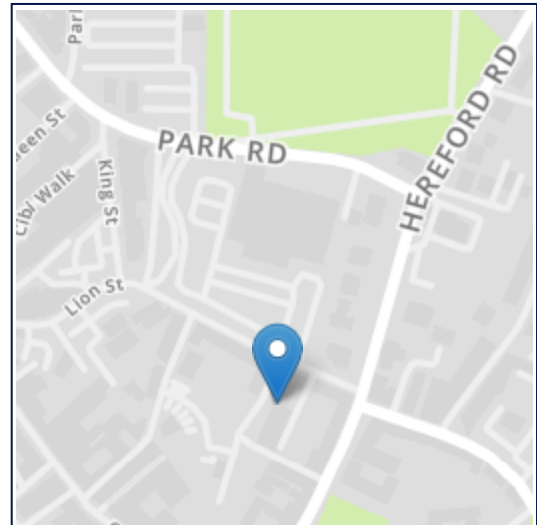
Band D.



GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA: 649 sq.ft. (60.3 sq.m.) approx.
While 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 Metropix (2021)



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	80	85
	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 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.

I/We acknowledge that I/we have read and understand your terms letter and that these property (Apartment 28 Lion Street, Abergavenny, NP7 5NB) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____