



3 Priory Gardens, Abergavenny. NP7 5NQ
£210,000
Tenure Leasehold

- **GROUND FLOOR APARTMENT**
- **TWO BEDROOMS**
- **NO ONWARD CHAIN**
- **WELL PRESENTED AND MODERNISED THROUGHOUT**
- **RETIREMENT COMPLEX**
- **RESIDENTS CAR PARK**
- **UPDATED THROUGHOUT**
- **WELL MAINTAINED COMMUNAL GARDENS**

A superb opportunity to purchase a two bedroomed ground 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 patio doors leading to a patio seating area. A master double bedroom with built in wardrobes and a further single bedroom. A modern 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.

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:

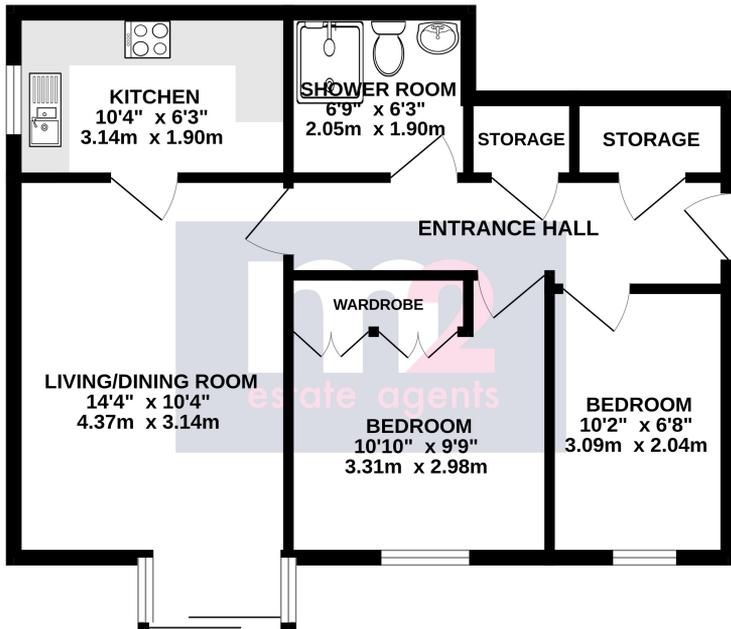
Mains electric, water and drainage. There is no Gas at this property.

Council Tax Band:

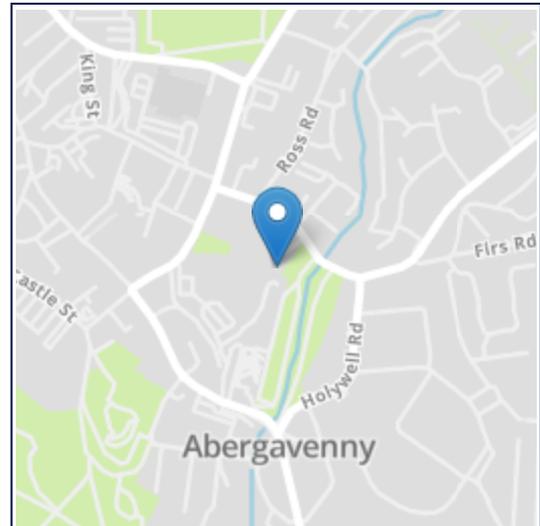
Band C.



GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 538sq.ft. (50.0 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 Monopix (2020)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	74
(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.

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.