



**Flat 5, Grove Mansions, 24 Lansdown Road,
Abergavenny. NP7 6AN
£339,950
Tenure Leasehold (to be confirmed)**

- **FIRST FLOOR APARTMENT**
- **TWO DOUBLE BEDROOMS**
- **MASTER EN-SUITE**
- **BEAUTIFUL COMMUNAL GARDENS**
- **PANORAMIC VIEWS**
- **FAMILY BATHROOM**
- **ALLOCATED PARKING**
- **POPULAR RESIDENTIAL AREA**

Located a short walk away from the popular town centre of Abergavenny is this well presented two bedroom first floor apartment with a wealth of original features. There is a communal entrance with stairs to first floor. Enter the apartment into a spacious entrance hallway. There is a light and airy lounge/dining room with bay window enjoying views and overlooking the gardens, a fitted kitchen with a range of wall and base units and window again overlooking the gardens. There are two double bedrooms one with en-suite facilities and family bathroom.

The communal gardens are principally lawned with patio area and plenty of places to enjoy the sun. The gardens benefit from mature trees and shrubs as well as a view of the Blorenge Mountain. To the front of the property there is a car park where you will find parking for two vehicles belonging to this property.

Abergavenny is a historic and popular town which provides all necessary amenities. Such as primary and secondary education, supermarkets, dentist and doctors surgeries and a number of different independent shops, cafes, pubs and restaurants and a bus and train station. Abergavenny and the surrounding areas are well known for its picturesque walks and bike trails through the famous mountains, canal and rivers. We highly recommend viewing this property to fully appreciate.

Services:

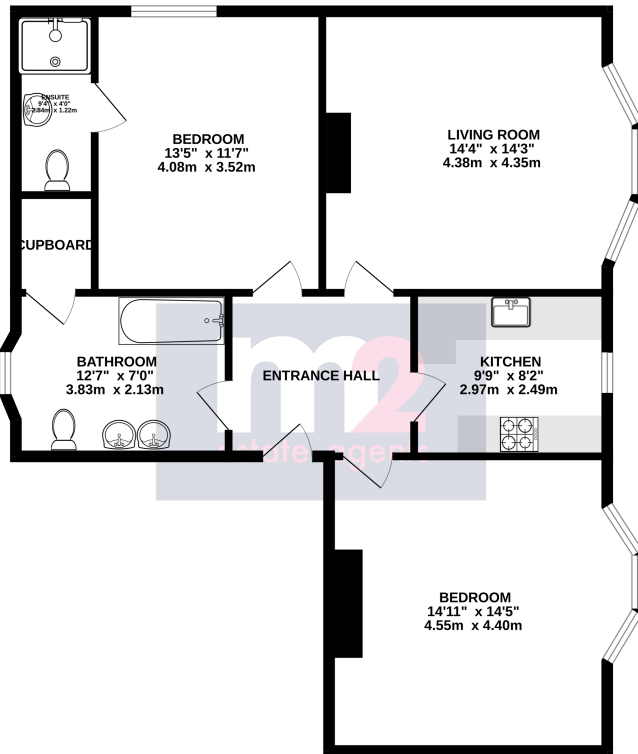
Mains services are provided. Lease 99 years with 82 years remaining. Service charge £100pcm

Council Tax Band:

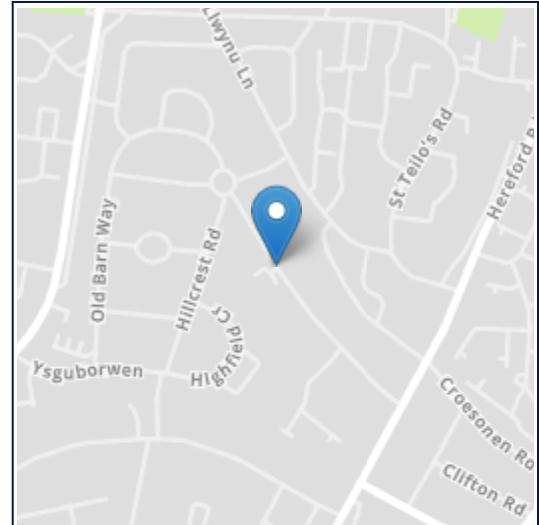
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GROUND FLOOR



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 Metropix 5/2021



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C	70	
(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.

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.