



**Flat 17 Riverside Court Swan Meadow,
Monmouth Road, Abergavenny. NP7 5HF
£274,000
Tenure Leasehold**

- MODERN RETIREMENT DEVELOPMENT
- DOUBLE BEDROOM
- OUTDOOR PATIO AREA
- SHOWER ROOM WITH WALK IN SHOWER
- GROUND FLOOR APARTMENT
- BEAUTIFUL RESIDENT GARDENS
- RESIDENTS LOUNGE
- NO ONWARD CHAIN

Situated in the heart of the popular market town of Abergavenny is this popular retirement complex built by the well renowned McCarthy & Stone for luxury retirement living. This ground floor one-bedroom apartment occupies a spacious entrance hall, double bedroom, living / dining room leading to patio area, kitchen, shower room and a utility cupboard. The apartment has been completed to exceptional standard with built in appliances in the kitchen, walk in wardrobe in the master bedroom and shower room with walk in double shower. As you enter the building, you will find a lobby with a number of different seating areas and this is where the house managers' office is situated. There is also a communal living area with a variety of different seating areas to enjoy and a kitchen within the lounge area so residents can congregate and socialise. The property has beautifully landscaped gardens and seating areas for residents enjoyment.

Built for Independent retirement living for those over 60 years of age. The house manager is there to help run the complex and organise social events for the homeowners to participate in if they wish. There is a 24-hour call system in each apartments in case of emergencies.. A lift has been installed to all floors so every flat is easy to access. situated a five minute walk from the high street where you will find a number of independent shops, bakery's, restaurant, pubs and even a cinema. The town also has a number of different supermarkets, leisure facilities, dentist and doctor's surgeries as well as a hospital. The development is also next to the bus station, St Marys Church and Swan Meadows for walks. The town benefits from a train station with links to Cardiff, Bristol, London Manchester and the Midlands.

Annual service charge of £2,600.40

Services:

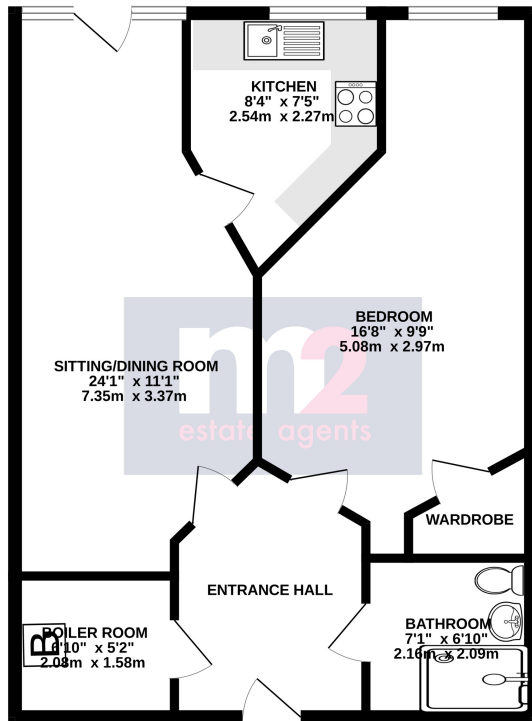
Mains electricity water and drainage.

Council Tax Band:

D

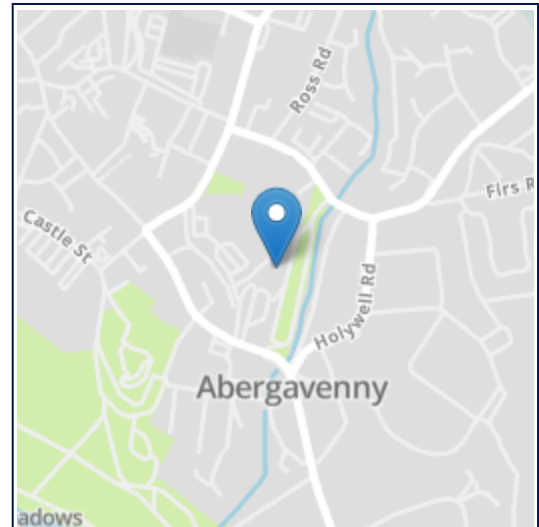


GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 666 sq.ft. (61.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | 87 | 87 |
| (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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