



Flat B, 25 Monnow Street
Monmouth, NP25 3EF



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- Spacious First Floor Flat over 1232 sqft in Total
- Two Outlooks with Attic Room
- Pleasant outlook and Views
- An Incredibly Spacious Reception Room
- Conveniently Central Location
- Wealth of Character Features
- Plentiful Storage Space
- Modern Kitchen / Breakfast Room
- Ideal lock up and Leave'
- Investment / Rental Potential

87 Monnow Street, Monmouth
Monmouthshire, NP25 3EW
monmouth@david-james.co.uk
Tel 01600 712916
www.david-james.co.uk

DESCRIPTION

Offering an abundance of space spanning over 1232 sqft in total and a wealth of original period features throughout, this generously proportioned two-bedroom apartment located in the heart of Monnow Street offers fantastic far-reaching views towards The Lydart high above the roof tops of Monmouth Town. The property offers open plan living space a modern kitchen and an expansive attic space with windows overlooking the views.

SITUATION

The property in a sought-after location on Monnow Street in the heart of Monmouth. Offering a comprehensive range of amenities with both local shops and restaurants to include Marks & Spencer and Waitrose. Monmouth town boasts exceptionally impressive schooling, both junior and senior, including the renowned Haberdashers Schools and Monmouth comprehensive, both within walking distance. The town of Monmouth is situated on the River Wye amidst the rolling Monmouthshire countryside, whilst offering exceptional major road network links along the A449, towards the M50 in the north and M4 to the south.

ACCOMMODATION

The apartment can be accessed at the side of the commercial premises below via a private **Entrance Hallway** with an impressive original wide staircase leading to the accommodation. There is attractive Victorian tiled flooring throughout and space at the foot of the staircase. The **Entrance Hallway** to the apartment is generous in size with beautiful exposed wood flooring throughout and access to the entirety of the accommodation. The **Open Plan Living / Dining Space** is vast in size with an abundance of light and two large sash windows to the front overlooking a view of Monnow Street. To one wall is a brick chimney with an electric wood burner and a deep storage cupboard. The **Kitchen** benefits from ample space to accommodate a small dining table with an 'industrial' looking breakfast bar and a pleasant rear outlook and sash window. The Kitchen offers high gloss fitted storage units with Inset stainless-steel sink and side drainer and four ring gas hob with stainless steel extraction hood over. A range of wooden cupboards set beneath with integrated oven/grill and space for washing machine/tumble dryer fridge/freezer. **Bedroom One** is a considerably spacious double bedroom with two sash windows to the front offering plentiful light. **Bedroom Two** is also very light to the side of

the building. The **Bathroom** offers a modern white suite including a low flush wc, wash hand basin and bath with a shower and shower screen over. There is a rear facing window also and extractor fan. A **Second Floor / Attic Space** is a generous space with exposed beams, vaulted ceilings and eaves storage space. The current owner uses this space as occasional bedroom space, with windows to the front enjoy the view of the countryside in the distance.

There is some communal storage space currently used by the owners, which is located on the first floor to the rear of the building ideal for bicycles and such like items.

GENERAL

Tenure – Leasehold –

117-year lease. Service charge £150 per month which includes building insurance.

All Mains Services Connected

Monmouthshire County Council

VIEWING

Strictly by appointment with the Agents: David James, tel 01600 712916

Offers Over

£180,000



PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



Monnow Street, Monmouth, NP25

Approximate Area = 1232 sq ft / 114.5 sq m

For identification only - Not to scale

