



# I, VINE COURT

Hereford Road, Monmouth NP25 3HB



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- A Well-Presented Ground Floor Apartment
- Light and Spacious Sitting Room
- Modern Kitchen
- Contemporary and Stylish Bathroom
- Double Bedroom
- Sought-After Location Off Hereford Road
- Within Walking Distance of Town
- Communal Gardens
- Garage and Parking Space

## Guide Price

£175,000

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## DESCRIPTION

A beautifully presented apartment, located on the ground floor of Vine Court, enjoying a lovely outlook over the surrounding countryside. The property has been recently modernised, offering a well-designed kitchen and large modern shower room. The apartment also benefits from a useful garage and parking space. Vine Court offers well-maintained communal gardens and is within walking distance of the town centre.

## SITUATION

Set back from Hereford Road, with views of the neighbouring Monmouthshire countryside. The property is within easy walking distance of Monmouth town, a local pub and is on a bus route. Monmouth's excellent High Schools and Osbaston Primary School are within walking distance, with Monmouth Haberdashers' School for Girls within a few hundred yards. There are excellent connections to the main road network with the A40 within a five-minute drive providing good connections to the M4 in the South and M50 / M5 to the North. Bristol is just 30 miles away and Cardiff 35 miles. The nearest railway stations are Lydney 13 miles away and Abergavenny 17 miles. Monmouth town offers plenty of well supported local businesses and shops as well as an M&S food hall and a Waitrose, a small cinema, leisure centre and theatre.

## ACCOMMODATION

Entering the property into an ENTRANCE HALLWAY offering space for coat storage. The hallway leads into an extremely light and tastefully decorated SITTING ROOM with a large picture window, enjoying views to the front across the communal garden. The sitting room opens into the KITCHEN, comprising modern units and worktops with a tiled floor. There is an AEG oven and gas hob with extractor fan over and an integrated fridge/freezer. There is a stainless-steel sink with drainer and an integrated washing machine. A window offers views to the front. There is a large storage cupboard. A door leads to the contemporary and stylish BATHROOM, comprising a large shower cubicle with

rain head fitting and further handheld fitting, a wash hand basin, heated towel and a lavatory. This space is fully tiled, with storage space and a large mirror over the wash hand basin

A door from the entrance hallway opens to the BEDROOM, a double room with fitted wardrobes along one wall. Obscured glass bricks add light from the sitting room.

## OUTSIDE

Vine Court is set in well-maintained communal gardens, mainly laid to lawn and offering various seating areas. This property benefits from a single garage, currently used as a gym and storage area. There is a further parking space.

## GENERAL

Mains Water and Mains Drainage

Mains Electricity

Gas Central Heating

EPC – Band C

Leasehold – 999 year lease from 1<sup>st</sup> January 2016

The property owns a share of the freehold.

Ground rent, share of the freehold and service charge – approximately £775 annually (2025)

## LOCAL AUTHORITY

Monmouthshire County Council

## VIEWING

Strictly by appointment with the Agents:

David James, Monmouth Tel 01600 712916.

## GUIDE PRICE

£175,000

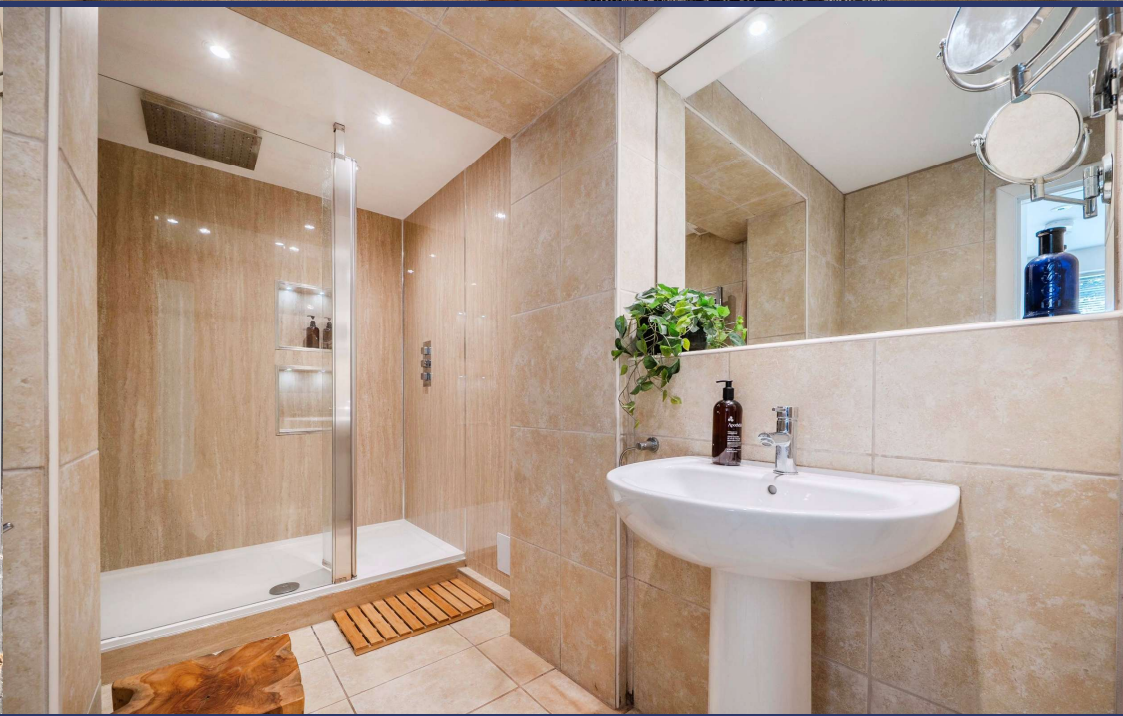
## PLANS AND PARTICULARS

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## 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.







**Vine Court, Hereford Road, Monmouth, NP25**

Approximate Area = 446 sq ft / 41.4 sq m

Garage = 131 sq ft / 12.2 sq m

Total = 577 sq ft / 53.6 sq m

For identification only - Not to scale

**GROUND FLOOR**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.  
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