



FOR SALE

- Spacious Double Bedroom Apartment
 - Pleasant Rear Views & Outlook
 - Modern Shower Room
 - Lift Access & Parking
 - Within Level Walking Distance of Town
- Popular and Convenient Location

49 HOMEFORGE HOUSE

Goldwire Lane, Monmouth, NP25 5HA

£85,000

A modern and spacious purpose-built apartment located in the popular residential home of Homeforge House which enjoys a great sense of community. The apartment is located on the second floor serviced by a lift. There is a large double bedroom, a modern kitchen with rear views and a modern fully fitted shower room. The building also offers residence parking.

SITUATION

One of 48 retirement apartments in the purpose built Homeforge House which has a 24-hour Careline system and stairs and lift service. The flat is situated on the second floor to the rear of the building providing a pleasant outlook. In addition to their own private apartments, residents of Homeforge House enjoy the benefits of a communal lounge, laundry and guest suite. Located on Goldwire Lane just over the Monnow Bridge at the bottom of town, the building is easily accessible to the centre of Monmouth town, with its wealth of amenities and Bridges Community Centre within a level short walking distance.

ACCOMMODATION

Entry to the building is by entry phone and the flat is on the second floor, accessed via a lift. Enter into the apartment with an **Entrance Hallway** giving access to all rooms, the open plan **Living / Dining Room** offers rear views with a large window offering plentiful light. There is a deep storage cupboard housing the immersion heater and the electricity meter. Off this room is the **Kitchen** which is fitted with modern new floor and wall storage units with a rear facing window. There is a stainless-steel sink with drainer an electric oven and hob, space for fridge with tiled splashbacks. Off the hallway is a large **Double Bedroom** offering fitted double wardrobes and a rear facing window towards the view. The **Bathroom** provides a modern fitted step in **Shower** with a vanity unit with wash hand basin, low flush w.c., heated towel rail and extractor fan.

OUTSIDE

The grounds at Homeforge House are beautifully kept with patio seating areas around the building, planted borders and lawns. To the front of the building is private resident parking for owners and guests.

VIEWING TENURE

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

TENURE

Leasehold for an original term of 125 years from about 1988 subject to the annual ground rent and maintenance charges. It is a requirement of the sale that the minimum age of the main occupier is 60 years. We recommend you have this verified by your legal advisors.

Service Charges – Payable Twice a year at £2279.97 (October 2025)

Ground Rent – Payable Twice a year at £249.39 (October 2025)

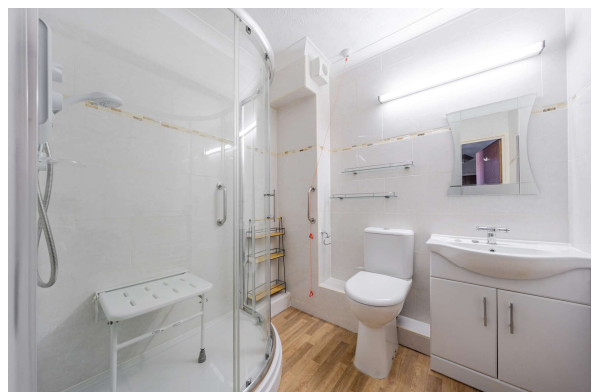
EPC – Band C

LOCAL AUTHORITY

Monmouthshire County Council

GUIDE PRICE

£85,000



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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.