



**Park Crescent,  
Abergavenny  
£165,000**

- Heart Ground Floor Apartment
- Heart Two bedrooms
- Heart Exclusive Rear Patio Area
- Heart Garage





## About this property

Offered with no onward chain, a two bedroom ground floor flat located on a popular residential road, only a few minutes' walk to the town centre. The accommodation comprises an entrance porch, good size lounge with bow window, two bedrooms, fitted kitchen, shower room and a separate WC. Further internal features include stripped wooden flooring, underfloor heating to the kitchen and bathroom, and double glazing. Externally the property benefits from a courtyard garden, a useful brick-built storage shed and a garage.

## About the location

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Blorenge and the Sugar Loaf mountains, Abergavenny is known as the 'Gateway to Wales'. It is situated twelve miles from the English border and just south of the Black Mountains in the Brecon Beacons National Park. Steeped in history Abergavenny was originally a Roman Fort then a medieval walled town. It is now a market town with arguably more life than nearby Usk and Monmouth. It offers a wide range of amenities with major supermarkets, popular bi-weekly, a high street comprising of recognized chains and local department stores, leisure centre, a number of churches and Nevill Hall Hospital. Abergavenny, is world renowned for its Food Festival which brings the UK's best chefs and culinary experts to the town every September. The town also offers a rich and vibrant range of cultural options including the Borough Theatre which offers an all year round programme of professional and amateur events, and the annual Abergavenny Writing Festival. Its location means that Abergavenny acts as the major transport hub for the area. The railway station allows easy access to anywhere on the rail network. The A465, Heads of the Valleys Road is one mile out of town with the M50 / M4 a further 25 minutes away.

## Directions

From Central Abergavenny follow Monk St (A40) north to the traffic lights. Turn left into Park Road and continue towards the town centre, taking the second right turn into Pen Y Pound. Take the first right into Park Crescent and the property can be found on the left hand side.

## USEFUL information

**COUNCIL TAX:** Band C. The local authority is Monmouthshire County Borough Council – 01633 644644

**SERVICES:** We understand that mains electricity, water & sewerage are connected to the property. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 1,800 Mbps. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

**TENURE:** The property is believed to be leasehold, with a 999-year lease commencing in 2017. A monthly service charge of £50 applies. The lease is managed by the Park Crescent Management Committee, which is comprised of the owners of the four properties at 143, 145, 147, and 149 Park Crescent. The committee operates on a non-profit basis, with all contributions used solely for the cost-effective maintenance of the exterior of the building. The monthly service charge of £50 includes buildings insurance. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

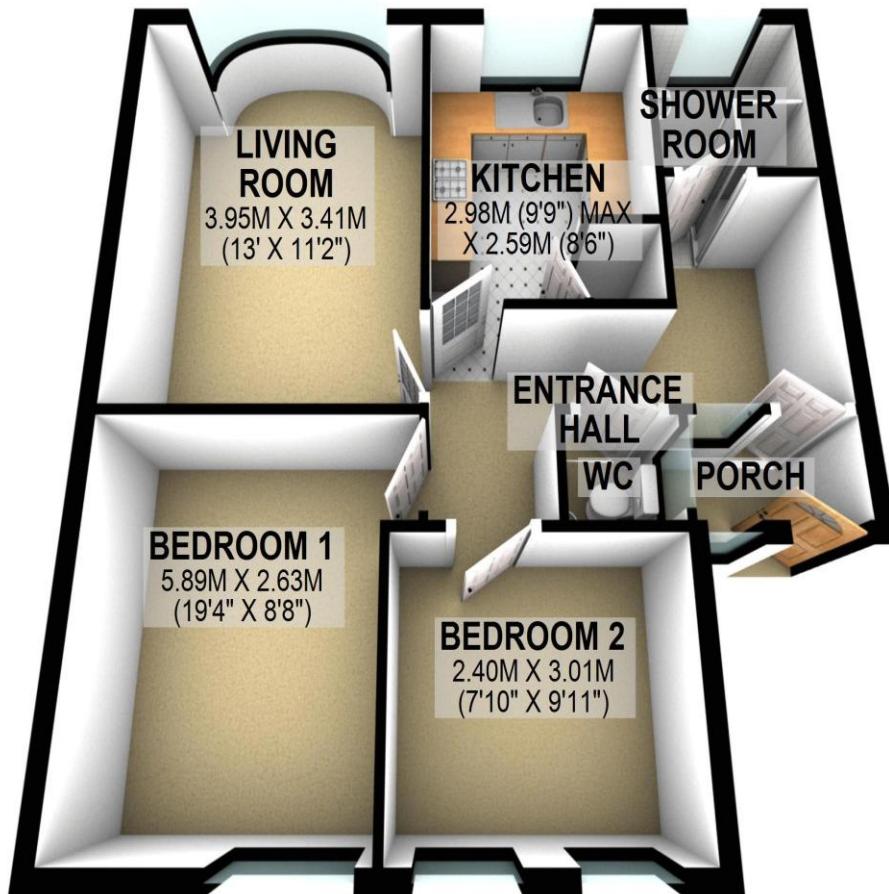
**VIEWING:** Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

### Consumer Protection from Unfair Trading Regulations 2008.

Please be aware that neither **Christie Residential** nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, **Christie Residential** have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via **Christie Residential**, as owners' agents.

## GROUND FLOOR

APPROX. 58.1 SQ. METRES (625.8 SQ. FEET)



TOTAL AREA: APPROX. 58.1 SQ. METRES (625.8 SQ. FEET)



**Christie**  
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YOUR HOME, HANDLED WITH CARE

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