

CHRISTIE

R E S I D E N T I A L



39 SARNO SQUARE, ABERGAVENNY, NP7 5JT

An expansive two bedroom apartment situated within a former Victorian Hospital surrounded by immaculate communal grounds and within easy reach of Abergavenny town centre. Affording over 1000 sq ft of accommodation and presented in superb order throughout. Offered with no onward chain.

- Two Bedroom Apartment
- Over 1000 sq ft
- Two Bathrooms
- Top Floor With Views
- Large Lounge / Kitchen
- Communal Grounds

PRICE	£220,000
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THIRD FLOOR

APPROX. 100.8 SQ. METRES (1085.4 SQ. FEET)



TOTAL AREA: APPROX. 100.8 SQ. METRES (1085.4 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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ABOUT THIS PROPERTY

A hugely impressive two bedroom apartment situated on the top floor of Sarno Square, a Victorian hospital conversion on the award winning Parc Pen Y Fal development. The property affords over 1000 sq ft of accommodation comprising of a 25' open plan kitchen/lounge, master bedroom with en-suite shower room, second bedroom and three piece bathroom. The overwhelming sense of space is accentuated by high ceilings and feature sash windows, including triple aspect in the lounge. What sets the development apart from others are the superb, manicured communal grounds which make it a remarkable peaceful location just a short distance from the town centre. With additional benefits including allocated parking, and gas central heating this excellent apartment is available with no onward chain.

ABOUT THE LOCATION

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Blorenges 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, weekly retail and farmers markets, a high street comprising of recognized chains and local department stores, leisure centre, a number of churches and Nevill Hall Hospital. 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. Furthermore there is a large bus station with an extensive range of routes to neighbouring towns and villages and as far afield as Cardiff. For further information on school catchment areas and community provisions go to www.monmouthshire.gov.uk or call 01633 644488.

DIRECTIONS

From our office in Cross Street (NP7 5EU) follow the road to the end and bear right past the Market Hall into Market Street. Follow to the T-junction and turn right into Lion Street. Follow to the T-junction and turn right into Monk Street and immediately left into Lower Monk Street. Continue for some 300 meters and then proceed straight on at the mini roundabout. Take the second left into Sycamore Avenue, leading to Sarno Square.

USEFUL INFORMATION

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

SERVICES: We understand that there is a gas central heating system, mains electricity, water & sewerage are connected to the property.

TENURE: We believe the property to be Leasehold (999 years from 2003). The service charge for 2023-24 is £5,259, this includes block charges of £3,579 and an estimated gas heating charge of £1,680. The advance gas payment is later corrected by a meter reading and corrected as necessary. There is an additional ground rent of £247. 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.