

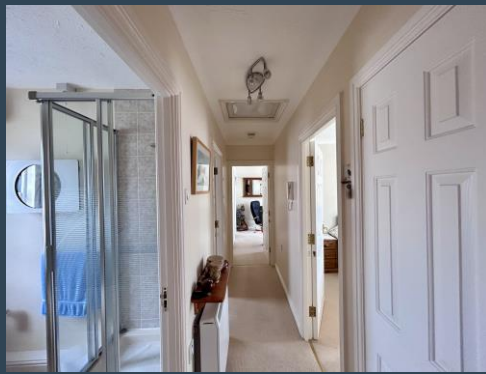


12 Benedict Court, Abergavenny, NP7 5NJ

Offered with no onward chain, this superb two-bedroom second-floor apartment in Benedict Court is just 100 yards from Abergavenny town centre. Featuring a spacious lounge, fitted kitchen, allocated parking, and double glazing, it's ideal for a range of buyers.

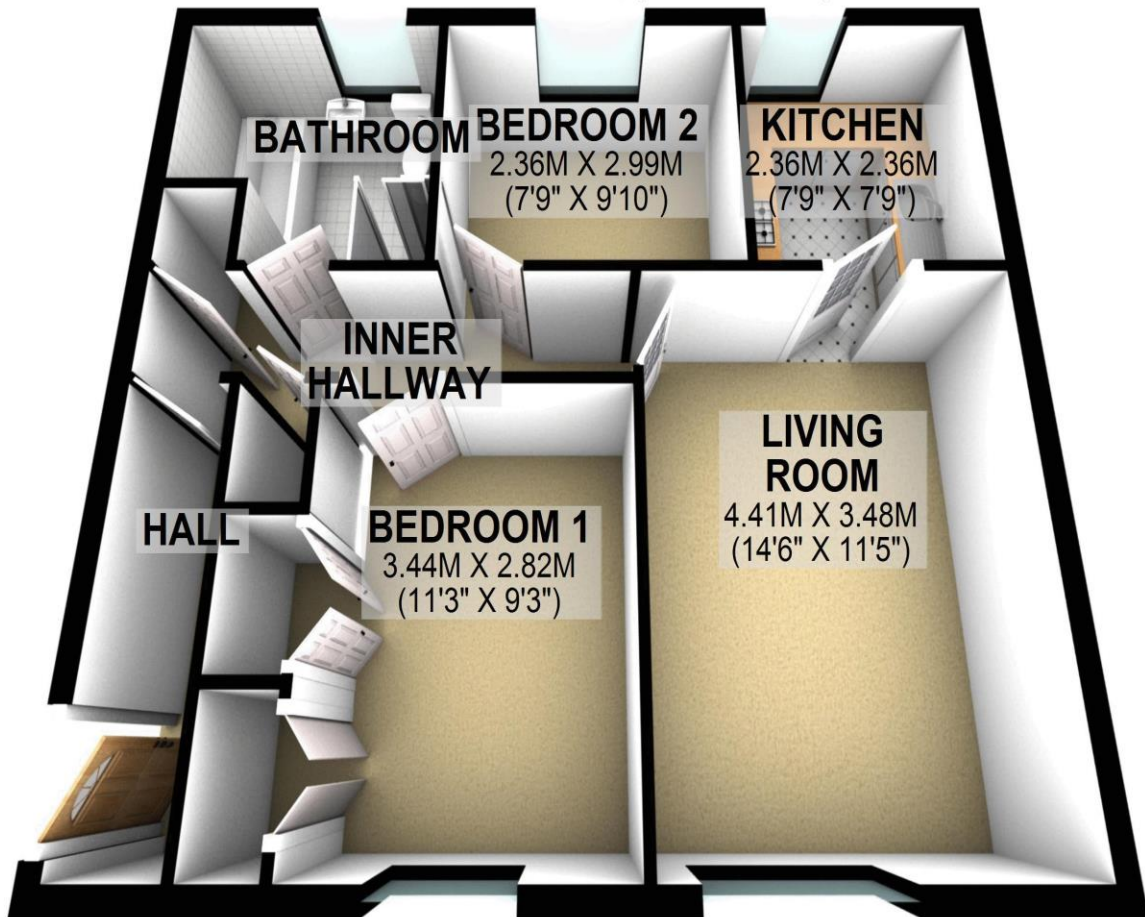
- Second Floor Flat
- Two Bedroom
- Popular Modern Block
- No Onward Chain
- Living Room & Separate Fitted Kitchen
- Family Bathroom

Price	£170,000
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GROUND FLOOR

APPROX. 55.8 SQ. METRES (600.9 SQ. FEET)



TOTAL AREA: APPROX. 55.8 SQ. METRES (600.9 SQ. FEET)

CHRISTIE

R E S I D E N T I A L

About this property

Offered to the market with no onward chain, this two-bedroom second-floor apartment is located in Benedict Court, a highly regarded modern development positioned adjacent to St. Mary's Church and only 100 yards from the heart of Abergavenny town centre. The property combines a convenient setting with well-presented accommodation, making it an ideal purchase for first-time buyers, investors, or those looking to downsize. The apartment is accessed via a well-maintained communal entrance and benefits from a secure entry system. Internally, the property offers an entrance hall that leads to a bright and generously sized 14' lounge, enjoying a pleasant aspect and plenty of natural light. The separate fitted kitchen provides ample storage and worktop space. There are two bedrooms, offering flexibility for use as guest accommodation or a home office, alongside a family bathroom. Externally, the apartment benefits from one allocated parking space, a valuable feature in such a central location. Residents can also enjoy the immediate access to the wide range of shops, cafés, restaurants, and leisure facilities that Abergavenny has to offer, as well as excellent transport links including the nearby train station and major road networks. In summary, this is a fantastic opportunity to acquire a low-maintenance, centrally located apartment in one of Monmouthshire's most sought-after towns. Early viewing is highly recommended to fully appreciate all that this appealing home has to offer.

Abergavenny is a popular market town nestled amidst the Seven Beacons with its skyline dominated by the Blorenge and the Sugar Loaf mountains, it 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 market, a high street comprising of recognised 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 our office in Cross Street (NP7 5EU) the property is located a short, 1 minute walk away. It is situated next to St Mary's Church on Monk Street.

USEFUL information

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

SERVICES: We understand that electricity, water & sewerage are connected to the property. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 80 Mbps. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

TENURE: We believe the property to be Leasehold with 98 years remaining on a lease issued in August 1998. 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.