

# CHRISTIE

R E S I D E N T I A L



## 2 OSBORNE COURT, LOWER MONK STREET, ABERGAVENNY, NP7 5JS

A ground floor, two bedroom apartment situated in Osborne Court, a popular development a short walk from the varied amenities of Abergavenny town centre. The property benefits from well proportioned accommodation including 15' lounge and allocated parking for one car.

- Ground Floor Apartment
- Two Bedrooms
- 15' Lounge
- Separate Fitted Kitchen
- Town Centre Location
- Offered With No Onward Chain.

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PRICE	£185,000
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## GROUND FLOOR

APPROX. 51.7 SQ. METRES (556.9 SQ. FEET)



TOTAL AREA: APPROX. 51.7 SQ. METRES (556.9 SQ. FEET)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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## ABOUT THIS PROPERTY

A recently redecorated, two bedroom, ground floor apartment situated in Osborne Court, a popular modern block, conveniently located a short level walk from Abergavenny town centre. The property affords well-proportioned accommodation comprising of an entrance hall, 15' lounge, separate fitted kitchen with washing machine and dishwasher, double bedroom, comfortable single bedroom and white tiled three piece bathroom. Further benefits include gas central heating and allocated parking for one car. Offered unfurnished and available immediately.

## 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 market, 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 our office in Cross Street, follow Monk Street (A40) north and take the first right into Lower Monk Street. Osborne House is located on the corner of Monk Street and Lower Monk Street on the left hand side, and accessed via the private road into the car park, with the block on the left hand side.

## USEFUL INFORMATION

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

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

**TENURE:** We believe the property to be Leasehold (125 years from 1<sup>st</sup> February 2003) and there is a quarterly service charge of £461.65. 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.

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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.