



MONMOUTH

Guide price **£315,000**



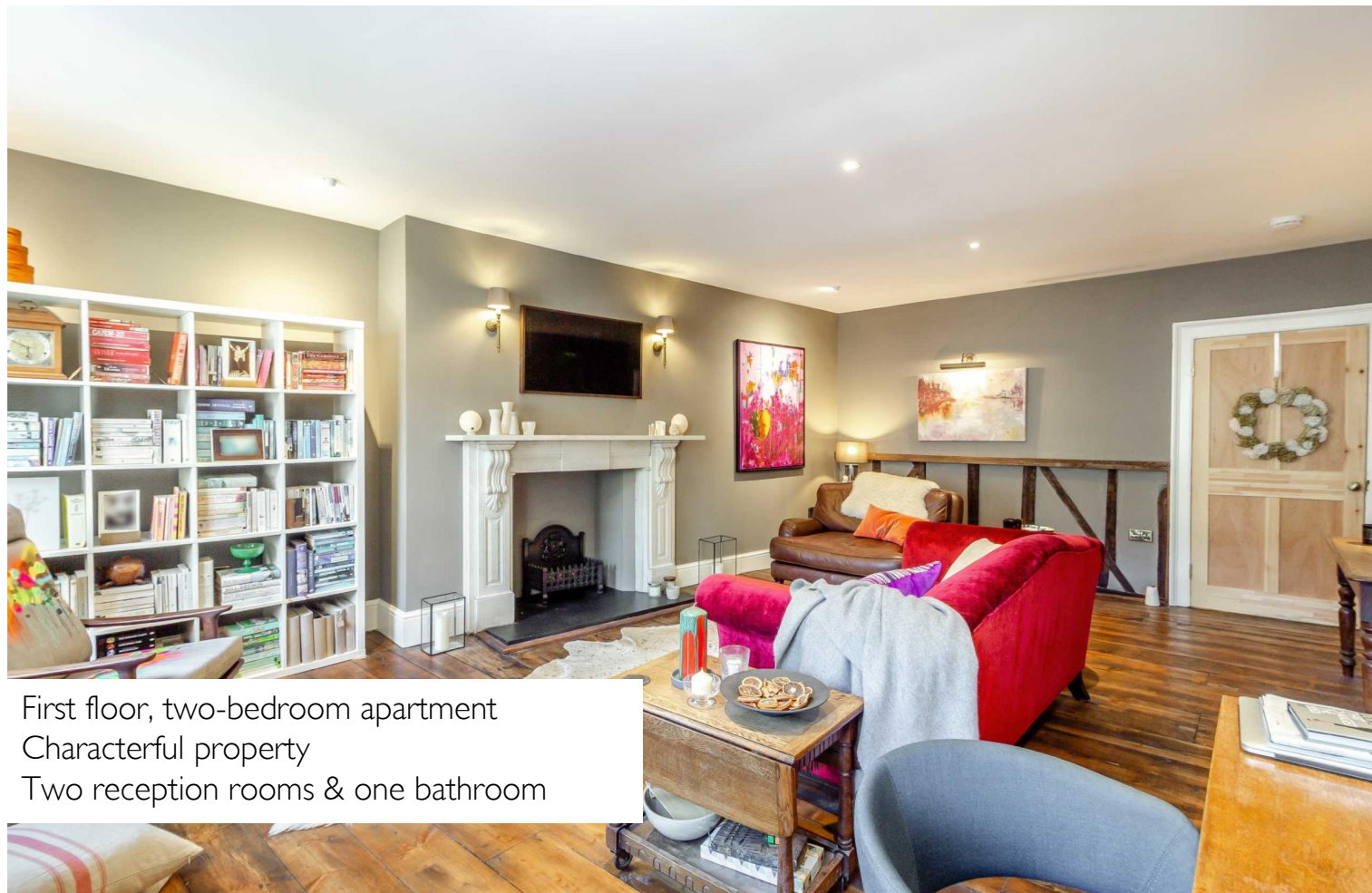
A ARCHER & CO

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To book a viewing call 01600 713030

25A MONNOW STREET

Monmouthshire NP25 3EF



First floor, two-bedroom apartment
Characterful property
Two reception rooms & one bathroom

Positioned in Monmouth town centre, this first-floor apartment is ideally located, just a stone's throw from the bustling high street and surrounding amenities.

Monmouth offers plenty of scenic walks to be enjoyed, while the high street offers bespoke gift shops, locally run cafes and restaurants, along with well-known retailers such as Waitrose and Marks & Spencer. Monmouth provides easy road links for those commuting, with access to the A40 and A449.

Welcomed into a shared entrance hallway with a panelled sweeping staircase and ornate mosaic tiled flooring, this first floor apartment is extremely unique, with an abundance of character throughout.

The inner hallway opens to all rooms, with two bedrooms, both of which are double and two reception rooms.

The primary bedroom has two large windows, allowing plenty of natural light into the space, wood flooring and an ornate feature fireplace. The spacious bedroom offers ample space for wardrobes, with the second bedroom similarly being a comfortable double.

The dining room is extraordinarily impressive, with high vaulted ceilings, boasting exposed elm floorboards, oak and pine and an exposed brick wall.

The living room is equally as impressive, with wood flooring and a large open marble fireplace to the centre. All rooms are well-proportioned, offering wonderful scale and space.

The kitchen has been refurbished to a high standard, with a range of sleek white wall and base units.

There is a large cupboard for utilities, and integrated appliances to include an oven, four-ring hob and overhead extractor, with further space for a double, free-standing fridge freezer.

The bathroom can be found from the inner hallway, with a bath suite and overhead shower.

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KEY FEATURES

- Two bedroom apartment
- Tastefully decorated throughout
- Two reception rooms
- Spacious accommodation
- Boasts character & original features
- Central location



STEP OUTSIDE

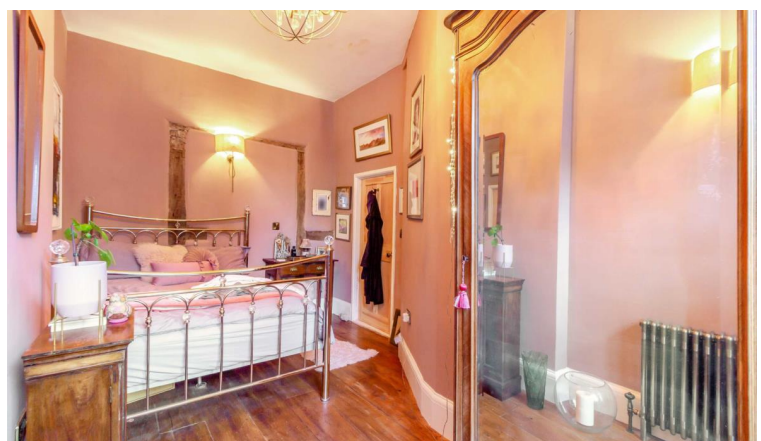
The location of this low maintenance apartment is one of the key features, being idyllically within walking distance to the main high street of Monmouth town. The property offers a small roof terrace with space for potted plants and a small set of table and chairs.

AGENTS NOTE:

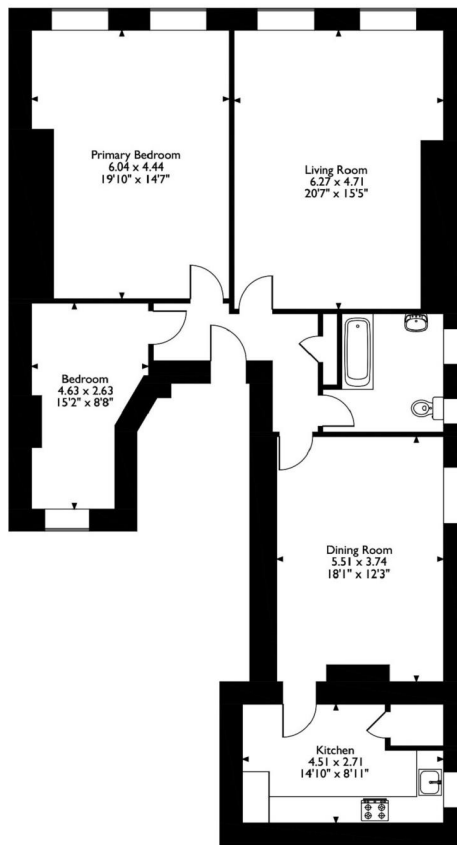
125 years from 2017.

Service charge: £1293.6 p.a.

Maintenance charge: £180.02 p.a.



Approximate Gross Internal Area
117 Sq M/1259 Sq Ft



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

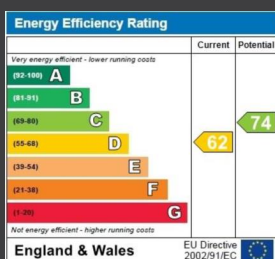
DIRECTIONS

From our Monmouth office, proceed down Monnow Street and the property will be located on your right hand side above Specsavers.



INFORMATION

Postcode: NP25 3EF
Tenure: Leasehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: D



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