



Kingsmead Court The offers over £160,000

- Close to High Street
- Great Views
- Fully Fitted Bedroom Suites
- Attractive Landscaped Communal Garden
- Guest Suite that can be used for £10 per night
- EPC Rating: C





About the property

Located just off the high street in Monmouth, this retirement apartment has fantastic access to all of the amenities Monmouth has to offer, from doctors and dentists, to supermarkets and boutique clothing stores. Monmouth offers great transport links to surrounding areas via the A449 and A40 on to the M4 and M50 motorway networks, making both Bristol and Cardiff easily reachable.

The apartment is situated at the front of Kingsmead, overlooking the town centre. The accommodation includes a kitchen, a living room, two bedrooms, communal gardens with River and Countryside views and also benefits from PVC double glazed windows, recently decorated and carpeted throughout and electric storage heaters.

Kingsmead has a wonderful communal garden with a raised pond providing a focal point to the backdrop of the riverbank. The apartments also benefit from communal laundry facilities and a guest suite that can be hired on a night by night basis and a communal lounge. Each resident owns a share of the freehold and the service charge includes water rates, gardening and window cleaning. There is an over 55 age restriction and pet restriction.



Accommodation

Enter Via:

Communal door with security access into lobby.

Communal Entrance

Lift or staircase to second floor and door to garden area.

Hallway

Storage heater, wall mounted fuse board, intercom telephone system, doors to airing cupboard housing the hot water tank with shelving providing storage for towels and bed linen and door to cupboard with shelving and hooks for coats.

Kitchen

9' 1" x 5' 8" (2.77m x 1.73m)

PVC double glazed window to side aspect, a range of wall, base and draw units with laminate work surfaces over, ceramic sink and drainer with mixer tap over, tiled walls, inset electric hob with cooker hood above and oven under, integrated microwave and fridge freezer, ceramic tiled flooring, power and ceiling spot lights.

Living Room

12' 9" x 11' 1" (3.89m x 3.38m)

Bedroom One

10' 8" excluding door x 10' 8" excluding door (3.25m excluding door x 3.25m excluding door)

Bedroom Two

9' 8" excluding wardrobes x 7' 6" excluding wardrobes (2.95m excluding wardrobes x 2.29m excluding wardrobes)

Bathroom

Suite consisting a bath with shower above and feature arch, fully tiled walls, towel heater, fitted mirrored vanity unit with storage to sides and under with inset wash hand basin, ceramic tiled flooring, low level WC, power and spot lights.

Outside

Communal garden mainly laid to lawn with mature trees and shrubs and flower borders, seating and pond area, paths leading to communal doors and side access to front of property. Beautiful views over the River Monnow and open fields.

Parking

Communal off road parking.

Services

Mains electricity, water and drainage.

Agents Notes:

There is an over 55's age restriction and pet restriction.

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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