



## Brook House

£134,500

- Modern ground floor apartment with external low threshold door
- One bedroom
- Bathroom
- Parking space
- Communal gardens
- Centrally located
- Well presented
- Benefit from Solar panels





## About the property

Superb opportunity to purchase this very well presented modern one bedroom GROUND FLOOR apartment which is located in the Rockfield area just a short walk, drive or a bus journey in to Monmouth, offering easy access to local schools, amenities and supermarkets. Monmouth offers great transport links to surrounding areas via the A449 and A40 on to the M4 and M50 motorway networks, making it an ideal location for commuters to both Bristol and Cardiff. Accommodation briefly comprises kitchen/living room, bedroom and a bathroom. No onward chain! Must be viewed!

Monmouth's amenities which include doctors and dentists, chiropractor, supermarkets and boutique clothing stores. The weekly markets still run and Monmouth is a thriving centre for tourism and service industries. Nearby attractions include majestic Tintern Abbey, spectacular Symonds Yat and a wealth of medieval castles, such as those at Raglan, Chepstow or Usk.



## Accommodation

### Living Room/kitchen

14' 9" x 17' (4.50m x 5.18m)

Enter via an opaque double glazed door. The kitchen has a good range of base units with laminate worktops incorporating a stainless steel one and half sink bowl and drainer. Built in electric oven and gas hob. Integrated fridge freezer and dishwasher. Wall mounted Ideal Logic combination boiler. Wall cupboards. Washing machine with integral tumble drier installed. Breakfast bar. Tiled splash-backs. UPVC double glazed window to the front elevation. Open to living room. UPVC double glazed window to the side elevation. Radiator. Skimmed ceiling with inset spotlights. Doors to storage cupboard, bathroom and bedrooms.

### Bathroom

Comprising bath with mixer taps and shower attachment, close coupled WC and pedestal wash hand basin with tiled splash-backs. Opaque UPVC double glazed window to the rear elevation. Heated towel rail. Extractor fan.

### Bedroom

10' x 9' 3" (3.05m x 2.82m)

UPVC double glazed window to the rear elevation. Radiator.

### Outside

To the front is an allocated parking space. Communal gardens to side and rear with storage areas and bicycle shed.

## 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.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

