

31 Sarno Square
Abergavenny



ROSCOE ROGERS KNIGHT
Town and country properties

Sarno Square, Abergavenny

A superb 3-bedroom penthouse apartment located in a beautiful Grade II listed building set in wonderful, manicured grounds only a short walk to the town center. Offering 1400 sq ft of accommodation including a 22 ft living room, and enjoying elevated view over the Bloreng Mountain. Private Parking. No onward chain.

Part of the award-winning Parc-Pen-Y-Fal development and converted from a Victorian hospital, the main building is of stone construction beneath pitched tiled rooves. Inset 'Crittall' windows with bath stone cill, mantals and mullions. The age and style of the property affords wonderful ceiling heights with the living area being approximately 9ft. The heating is supplied by a central boiler for the whole building and costs are included in the main service charge. Outside the property enjoys wonderful manicured communal grounds, these include lawned areas, band stands and borders well stocked with an array of shrubs trees and flowering plants. A tree lined path meanders by the side of the river 'Venny' and leads after a short walk into the bustling town center.

Asking price of £330,000





MAIN ENTRANCE:

The property is situated as the Penthouse on the second floor. After entering through the main arch, turn left and the entrance to the block will be found under cover a short distance away on the left-hand side.

ENTRANCE HALL:

Approached via a panelled door on to a T-shaped central hallway, cloaks cupboard with hanging rail, large airing cupboard.

LIVING & DINING ROOM: 7.42m x 5.65m (24'4" x 18'6")

A truly impressively proportioned main living room with three-meter ceiling height, large box-sash windows with views over the manicured communal gardens toward the Blorenge mountain.

KITCHEN & BREAKFAST ROOM: 3.87m x 3.15m (12'8" x 10'4")

A recently refurbished and well-appointed kitchen fitted along two walls with a range of base units with matching wall cupboards set beneath lipped work surfaces. Inset 1.5 bowl sink and side drainer. Integrated double oven. Ceramic hob beneath conical circulating fan. Integrated fridge, freezer and dishwasher. Space and plumbing for washing machine. Large box-sash window overlooking the impressive front entrance approach.

PRINCIPAL BEDROOM: 7.38m x 3.52m (24'3" x 11'7")

Two shaped 'Crittall' windows to the front overlooking the manicured gardens, bandstands and entrance approach. Twin built in double wardrobes. Door to:

ENSUITE SHOWER ROOM:

Tiled to wet areas and half height walls with Dado tiling. Double width glazed shower cubicle housing shower with chrome fittings. Slimline low-level WC and pedestal wash basin.

BEDROOM 2: 4.12m x 3.08m (13'6" x 10'1")

A good-sized double bedroom with metal 'Crittall' window with views.

BEDROOM 3: 3.37m x 2.06m (11'1" x 6'9")

Good sized third bedroom/home office. Aspect to back.

PRINCIPAL BATHROOM:

Quality suite comprising; bath, slimline low-level WC, pedestal wash basin. Tiled to half height with large decorative Dado tile. With access leading to:

COUNCIL TAX:

Band E, the local authority is Monmouthshire County Borough Council 0.633644644

SERVICES:

We understand that the mains gas, electricity, water & sewerage are connected to the property. EPC Rating F.

TENURE:

We believe the property to be leasehold and subject to a lease granted for 999 years from 31/3/2003. The most recent 6 monthly service charge was £3,500 with additional ground rent of £100 per annum. The service charge includes average gas usage, water rates and buildings insurance.

DIRECTIONS:

From Monmouth take the A449 dual carriageway for approximately 8 miles and then take the exit signposted Raglan to the roundabout and take the third exit onto the A40 to Abergavenny. From the next roundabout take the third exit into the town and just before the main carpark turn right. Continue for some 300 meters and turn right at the mini roundabout and then take the second left into Sycamore Avenue, leading to Sarno Square.

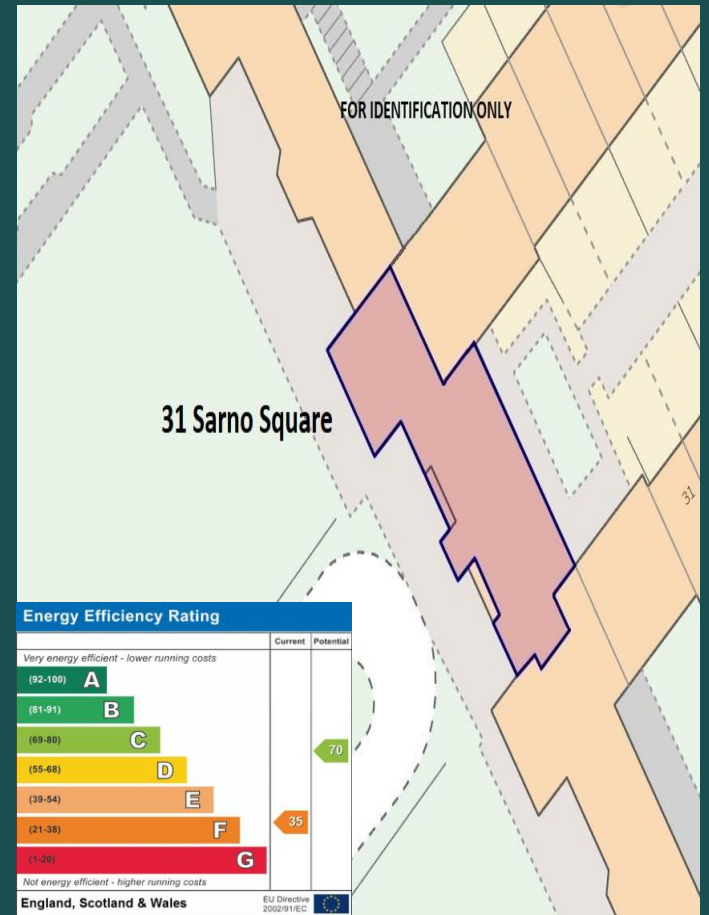
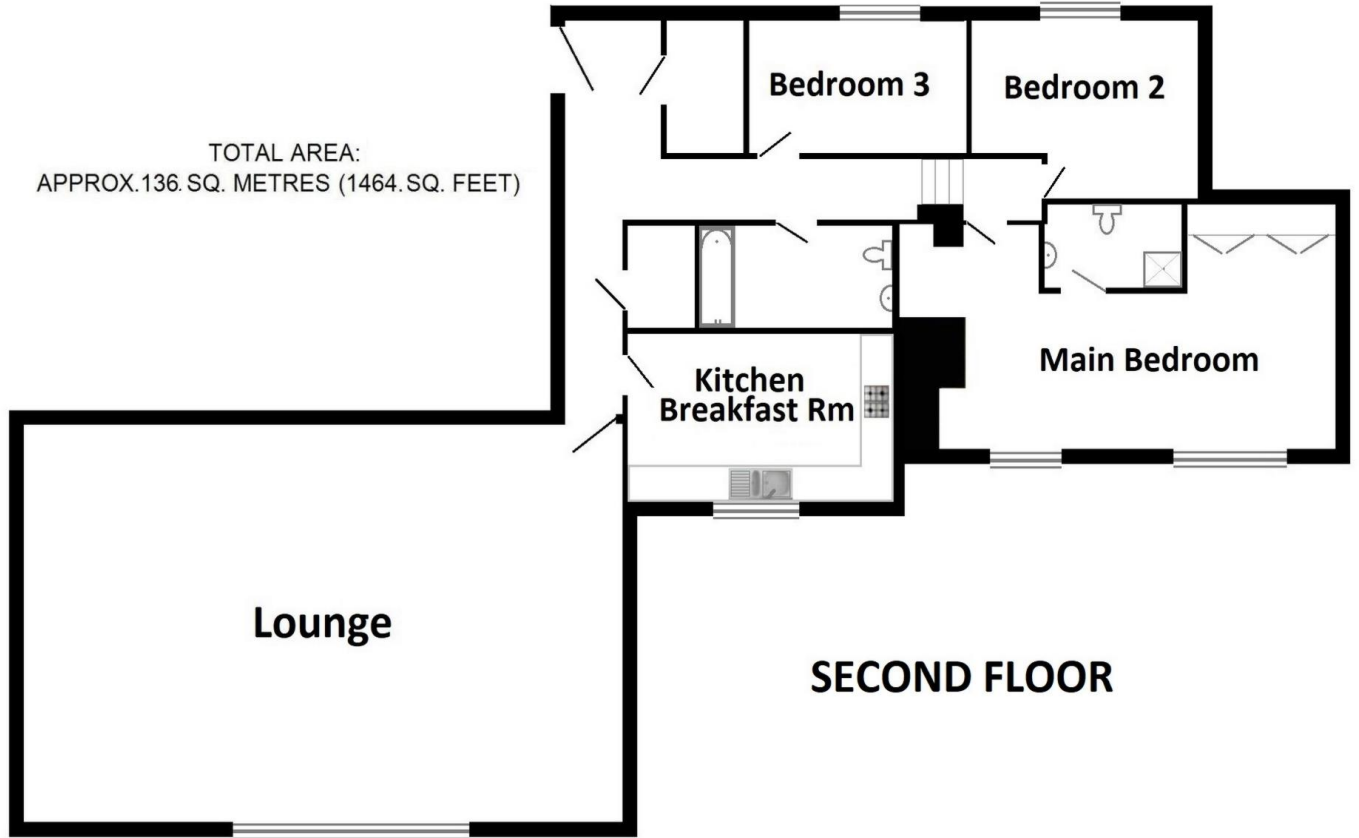


Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.



TOTAL AREA:
APPROX. 136. SQ. METRES (1464. SQ. FEET)



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