

The Old Stables Beaufort Court, Monmouth



ROSCOE ROGERS KNIGHT
Town and country properties

Beaufort Court, Monmouth

Formally part of an old coaching Inn, this unique first floor 1 bedroom apartment occupies an ideal location within an attractive cobbled street behind Agincourt square. Converted in a high standard in 1988, offering a wealth of character features with bright and spacious rooms throughout. Private car parking space.

Asking price of £195,000

Traditionally constructed with a painted rendered exterior and inset wooden framed double-glazed windows and doors set under a pitched tiled roof. Internal features include high raked and beamed ceilings, carpeted flooring and a combination of wooden panelled and part glazed doors. A mains gas boiler provides domestic hot water and heating to radiators throughout.

The property is approached from the cobbled street and through a part glazed wooden door into:

ENTRANCE HALLWAY:

Staircase with turned newels, wood balustrading and handrail up to first floor landing. Under stairs storage cupboard. Consumer unit at high level.

Upstairs to:





FIRST FLOOR LANDING:

A spacious landing area with doors into the following:

BEDROOM: 5.89m x 2.60m (19'4" x 8'6") average

Two windows with shutter to the front elevation with views of Beaufort Court and townscape. Glazed panel at high level into stairwell. Bespoke fitted wardrobes and storage along two sides with wooden panelled doors and mirrored fronts.

LIVING/DINING ROOM: 4.70m x 4.94m (15'5" x 16'2")

Window with shutters to the front elevation with courtyard views. Airing cupboard with wooden slatted shelving and hot water tank. doors into:

KITCHEN: 2.90m x 3.60m (9'6" x 11'10")

Two windows to front elevation with views towards the Kymin. Laminate worktop along three walls with tiled splashback and inset single drainer sink. A range of cupboards and drawers set under with inset larder fridge, freezer, dishwasher and space and plumbing for washing machine/tumble drier. Stoves oven with four ring gas hob and oven/grill with concealed extraction fan over. Complimentary wall mounted cabinets and mains gas boiler.

From living/dining door into:

Inner lobby with door into:

BATHROOM:

White suite comprising a low-level WC with high level flush box, pedestal wash basin and panelled bath with tiled surround and mixer valve with shower head over on adjustable chrome rail. Chrome ladder style radiator. Extraction fan at high level.

SERVICES:

Mains gas, electric, water and drainage. Council Tax Band C. EPC Rating D.

TENURE:

We are informed that the property is leasehold (term 996 years less 3 days from 1st January 1988). A self-administered, non-profit making Management Company is owned and controlled by all of the apartment and shop owners. The service charge for the apartment is understood to be £467 per quarter which covers maintenance of the courtyard and the parking areas as well as external lighting and buildings' insurance, but purchasers will need verification of this via their solicitors.

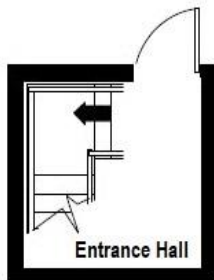
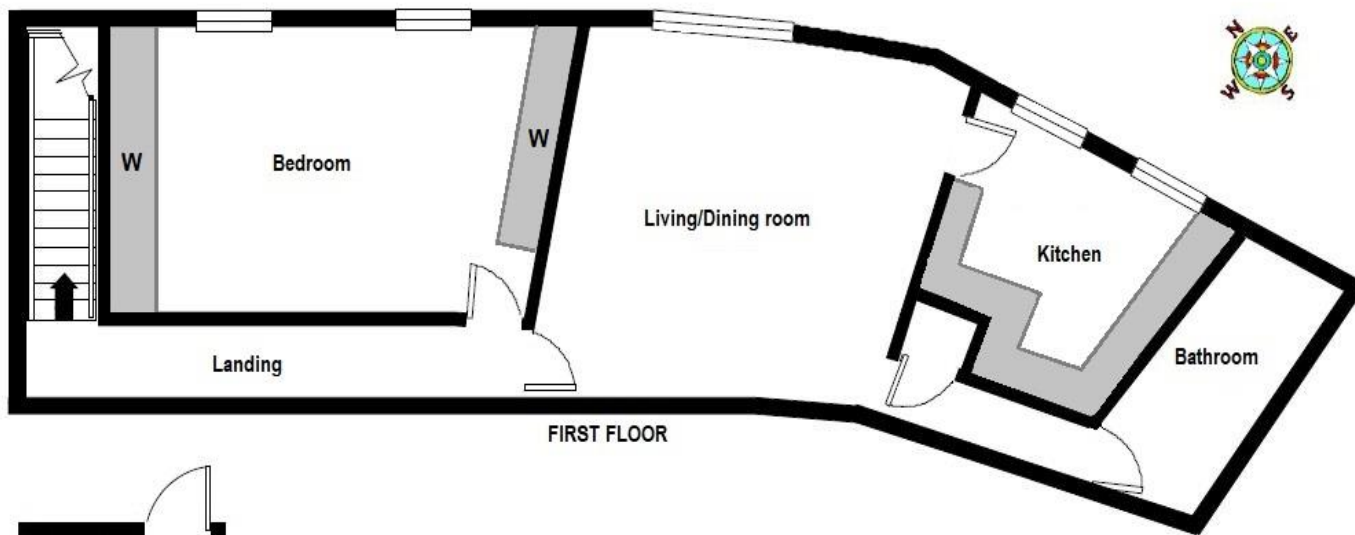
DIRECTIONS:

From our offices at the top of town, turn left to the side of The Shire Hall and through archway into The Beaufort Arms Court - Shopping Mews courtyard. The entrance is the first doorway past The Oxford Coffee Company on the right-hand side.

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.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the positioning and measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

