





ROSCOE · ROGERS · KNIGHT  
*Town and country properties*

## 10 St James Mews, Monmouth

A rare opportunity to acquire a smartly presented two-bedroom town house in the prestigious development of St James Mews. This small cul de sac is located a short flat walk from town and benefits from allocated parking. Contemporary in style with quality finishes throughout and enclosed pretty courtyard garden. No onward chain.

### Asking price of £385,000

Built in 2001 and traditionally constructed with a painted rendered exterior and inset mainly wooden framed windows and doors set under a pitched tiled roof. Internal features include moulded skirting boards, panelled doors, low voltage downlighters and a combination of wooden and ceramic tiled flooring. A mains gas boiler provides domestic hot water and heating to radiators throughout.

**The property is approached via the front garden under a portico entrance and through part glazed door into:**

#### **ENTRANCE HALLWAY:**

Window to front elevation. Turning staircase with square newel posts, wooden balustrading and handrail up to the first-floor landing. Doors into:

#### **CLOAK ROOM:**

Low level W.C and corner wall mounted wash basin with tiled splashback surround. Extraction fan at high level.

#### **KITCHEN: 2.76m x 2.76m (9'1" x 9'1")**

Window to front elevation. "U-shaped" laminate work surface with tiled splashback surround and inset one and half bowl stainless steel sink and four ring gas hob with concealed circulating fan over. Wooden cupboards and drawers set under with integrated oven, dishwasher, space for fridge and plumbing for washing machine/tumble dryer. Fitted shelving and a range of complimentary tall and wall mounted cabinets, one of which houses the gas boiler.



**LIVING ROOM: 4.78m x 3.58m (15'8" x 11'9")**

An incredibly bright principal reception room with a pair of part glazed doors with matching side panels into:

**GARDEN ROOM: 4.78m x 2.61m (15'8" x 8'7")**

Wooden framed with glazing to one side under a lean to roof. French doors to the back accessing pretty courtyard garden.

**FIRST FLOOR LANDING:**

Roof access hatch. Doors into the following:

**BEDROOM ONE: 4.76m x 2.95m (15'7" x 9'8")**

Window to back elevation with views of the courtyard garden and surrounding townscape. Recess with shelving and integrated wardrobes either side with hanging rail, shelving and ample storage.

**BEDROOM TWO: 2.22m x 2.85m (Average) (7'3" x 9'4")**

Window to the front elevation with surrounding townscape views.

**FAMILY BATHROOM:**

Window to front. White suite comprising a low-level W.C, pedestal wash basin with mixer taps and Moroccan tiled splashback, bidet and bath with shower attachment over on adjustable chrome rail. Tiling to wet areas. Extraction fan at high level.

**OUTSIDE:**

The property is accessed via an arched private entrance leading to a paved parking/turning area. To the front, is a well presented and maintained communal area with one parking space allocated for number 10. A path leads to the front door with interspaced shrubs and hedge row either side. To the back, a pretty enclosed sun terrace with well stocked herbaceous borders and views towards St Marys church. The boundaries are wooden fencing and stone walls.

**TENURE:**

We are advised that there is a 976-year lease and that currently the management charge is £40.00 per month.

**SERVICES:**

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

**DIRECTIONS:**

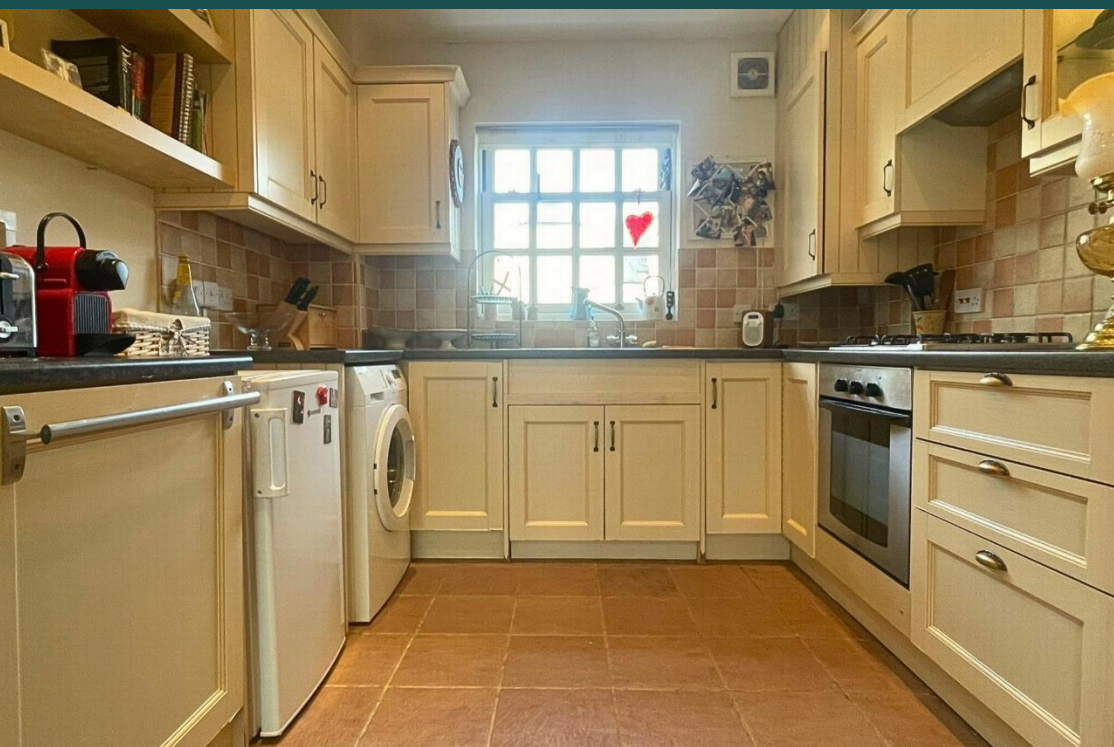
From our office follow Priory Street to the traffic lights and turn right. As the road bends around to the left the entrance to St James Mews can be found on the right opposite the library.

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

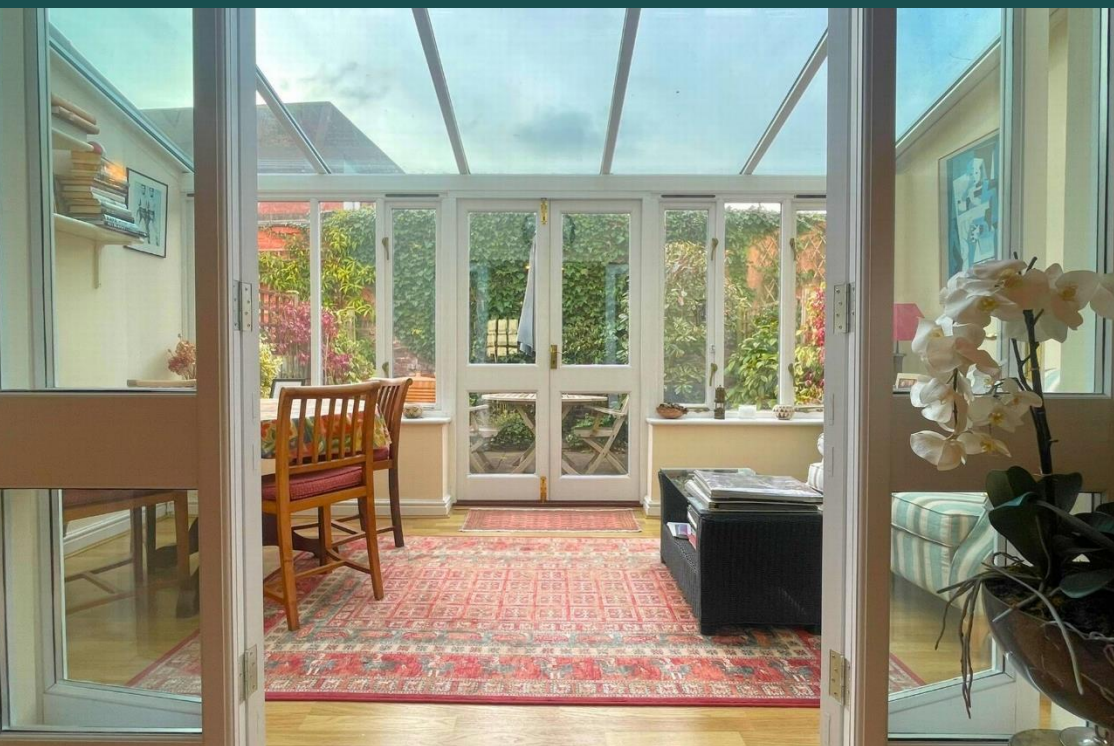
- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation 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.



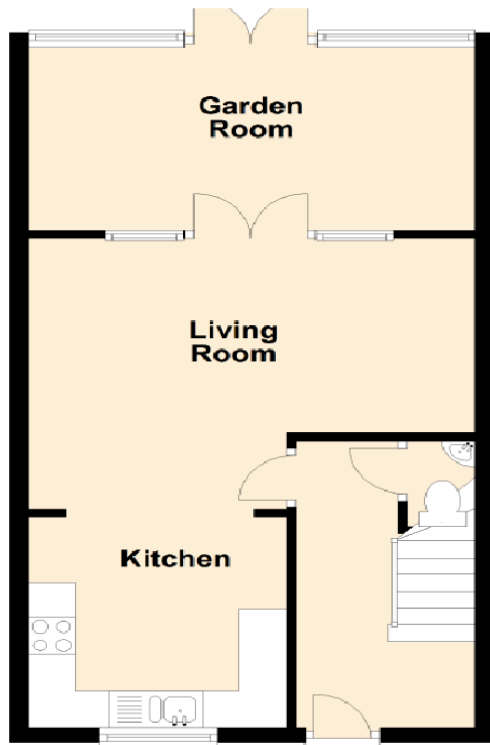




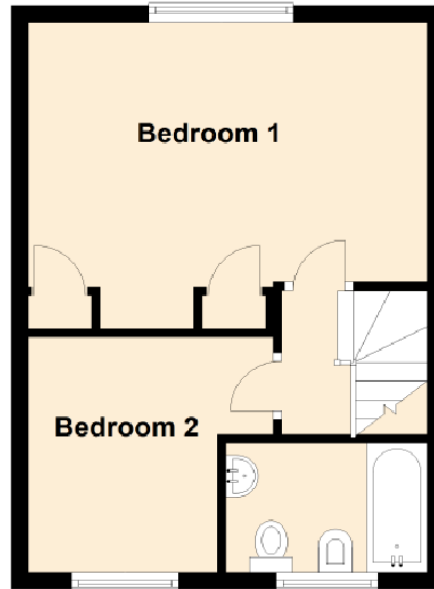








**Ground Floor**  
Approx. 43.7 sq. metres (470.6 sq. feet)



**First Floor**  
Approx. 30.8 sq. metres (331.4 sq. feet)

Total area: approx. 74.5 sq. metres (802.0 sq. feet)

