

2 Beaufort Mews Agincourt Square, Monmouth



Beaufort Mews



ROSCOE ROGERS KNIGHT
Town and country properties



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Agincourt Square, Monmouth

Ideally located just a short flat walk into the centre of town is this beautifully presented two bedroom ground floor apartment. Offering spacious living accommodation with an attractive layout and excellent levels of natural light. Benefitting from all mains services and a modern construction. Private courtyard garden and two allocated parking spaces.

Asking price of £350,000 Leasehold

Located on the ground floor, this is one of only six apartments set over three floors. Traditionally constructed with feature exposed stone walls and rendered exterior with inset double glazed wooden framed sash windows set under a pitched roof. Internal features include moulded skirting boards and architraves, covings, wooden panelled doors and a combination of wooden boarded, ceramic tiled and carpeted flooring. A mains gas fired boiler provides domestic hot water and heating to radiators throughout.

MAIN ENTRANCE:

Approached from the carpark via a hardwood front door with door entry system. Lift to all floors. Under stairs storage cupboard. Through wooden panelled door into:

"L-SHAPED" HALLWAY:

Utility cupboard with full height wooden slatted shelving and space and plumbing for washing machine. Cloaks cupboard with coat hooks, ample storage and consumer unit at high level. Doors into the following:

BATHROOM:

Frosted window to back. A contemporary white suite comprising a low level WC, pedestal wash basin and bath with separate shower head attachment. Wall mounted cabinet. Space for tumble dryer. Sectional radiator. Extraction fan at high level.

PRINCIPAL BEDROOM: 3.93m x 3.61m (12'11" x 11'10")

Picture window to front. Integrated wardrobe with hanging rail, shelving and ample storage. Door into:

EN-SUITE SHOWER ROOM:

Frosted window to front. A white suite comprising a low level WC, vanity unit with floating wash basin and fully tiled shower enclosure with mixer valve and head on adjustable chrome rail. Extraction fan at high level. Chrome ladder style radiator. Tiling to dado height.

BEDROOM TWO: 3.10m x 3.10m (10'2" x 10'2")

Window to back with views of the courtyard garden. Integrated wardrobe with hanging rail, shelving and ample storage.

OPEN PLAN KITCHEN/LIVING ROOM:

KITCHEN/BREAKFAST ROOM: 3.94m x 3.82m (12'11" x 12'6")

Window to side and external part glazed door with matching side panel out to walled courtyard garden. "L-shaped" laminate worktop with tiled splashback surround, inset stainless steel sink and four ring hob with extraction hood over. A range of wooden panelled cupboards and drawers set under with integrated fridge, freezer and dishwasher. Complimentary wall mounted cabinets with spotlights and tall unit housing oven and grill. Opening into:

LIVING ROOM: 3.80m x 4.23m (12'6" x 13'11")

A generously proportioned principal reception room with bayed window to front and window to side.

OUTSIDE:

Vehicular access to the entrance of the property is gained via Agincourt Street with footways through Beaufort Arms Court and Glendower car park. There is an allocated parking and a visitor's space. The communal area has an outside enclosed bin store for the apartments.

COURTYARD GARDEN:

The "L-shaped" paved courtyard garden adjoins the kitchen and offers an ideal place for alfresco dining. Boundaries are a combination of wooden fencing and stone walls complemented by well stocked herbaceous borders and raised flower beds. Two wooden sheds and secondary access out to carpark.

SERVICES:

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

MANAGEMENT COMMITTEE:

A share of the Freehold is owned by each of the 6 residents.

LEASE:

999 years from JUNE 2004.

TERMS:

Occupants must be over 55 and there is a "no new pets" restriction.

SERVICE CHARGE:

Is paid every 6 months and is currently £2000.00 a year

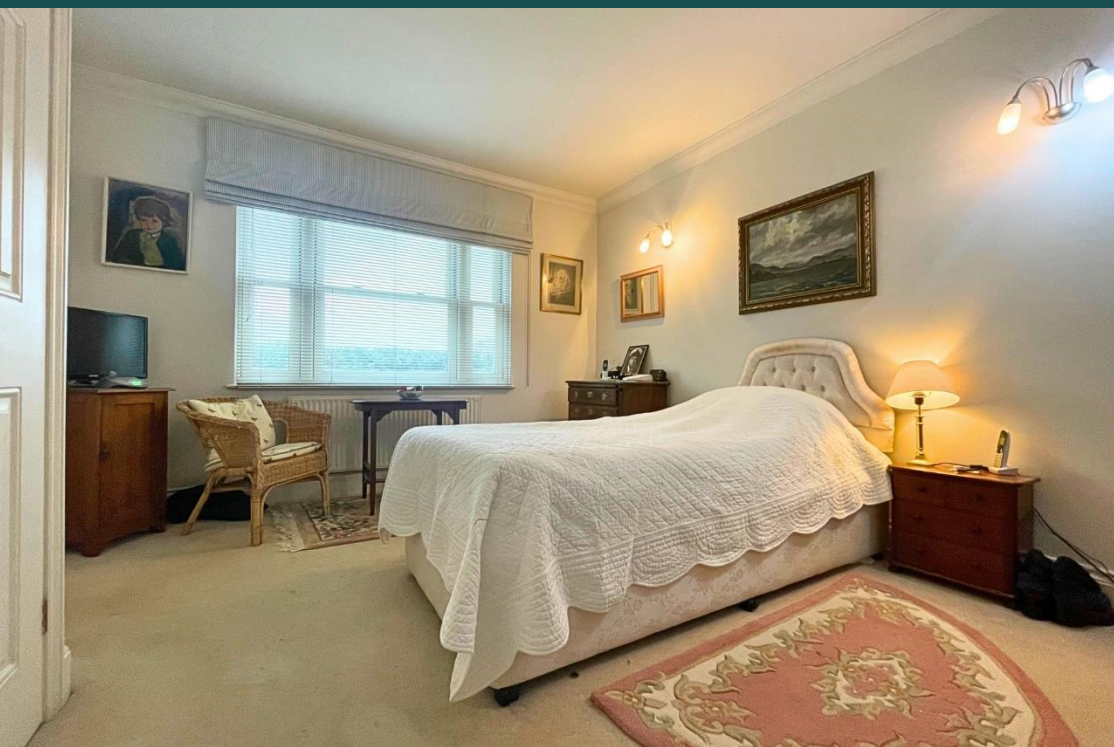
DIRECTIONS:

Walking from our office in Agincourt Square, proceed past the Punch House onto the cobbled square and through Beaufort Arms Court. Continue across the parking area towards the building which will be seen. If driving, turn left in Agincourt Square onto Agincourt Road and immediately left into the entrance and ahead to the parking area in front of Beaufort Mews.

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

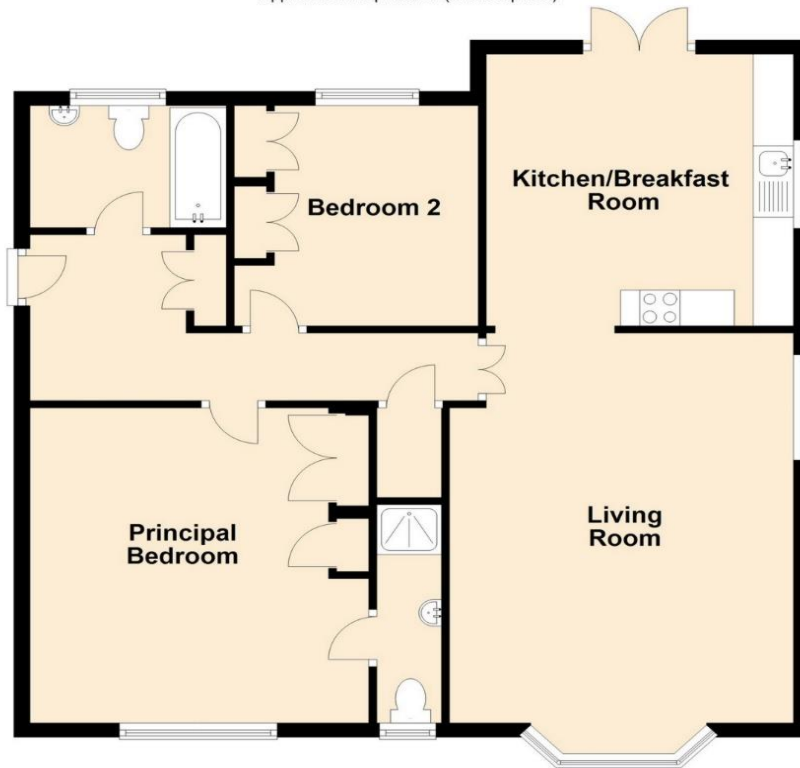
- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact or 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. 85.1 sq. metres (915.8 sq. feet)



Total area: approx. 85.1 sq. metres (915.8 sq. feet)

