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Town and country properties

The Courtyard Studio, Beaufort Arms Court Monmouth



Located in the heart of town within the impressive, cobbled courtyard of Beaufort Arms Court, is this elegantly presented and sympathetically renovated one bedroom Grade II* listed ground floor apartment benefiting from off-street parking. Currently used as a successful holiday rental and offered with no onward chain.

Offers in excess of £178,000 Leasehold



Traditionally constructed, The Courtyard Studio is set in a four-storey part of the main building with apartments on the upper floors. Internal features include large, recently restored, arched Georgian sash windows, internal wooden shutters, high coved ceilings, dado rails, feature wooden panelled walls and moulded skirting boards and architraves. An electric heating system supplies domestic hot water and heating to newly installed vintage-style column radiators throughout.

The main entrance to the property is from within the courtyard arch through wooden panelled front door into:

OPEN PLAN LIVING/DINING ROOM: 5.64m x 3.06m (18'6" x 10'0")

An incredibly bright and well appointed room with a feature Georgian sash window to the front overlooking the courtyard. Opening into:

KITCHEN: 3.44m x 1.47m (11'3" x 4'10") triangular

Window to side. "L-shaped" laminate worktop with inset stainless-steel sink and four ring electric hob with stainless steel extraction hood over. A range of wooden panelled cupboards and drawers set under with integrated oven, space for fridge and plumbing for washing machine. Complementary wall mounted cabinets and tall units. Cupboard at high level housing consumer unit.

From open plan living/dining room, secret door into:

BEDROOM: 5.36m x 3.23m (17'7" x 10'7")

Original external door and feature Georgian sash window to front with views of the courtyard. En-suite shower room with mezzanine storage over. Integrated wardrobe with hanging rail and storage. Door into:

SHOWER ROOM:

A contemporary suite comprising a low level WC, pedestal wash basin and a fully tiled double width shower enclosure housing triton shower with head on adjustable chrome rail. Chrome ladder style radiator.

COMMUNAL AREAS:

Cobbled courtyard and single allocated parking space.

MANAGEMENT CHARGES:

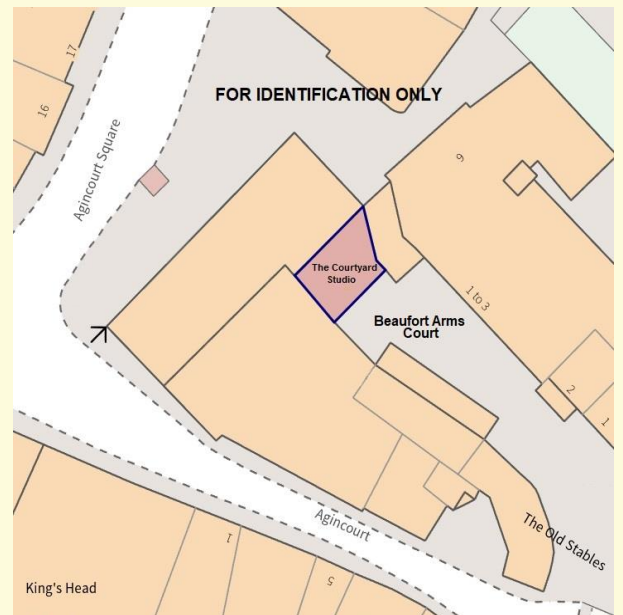
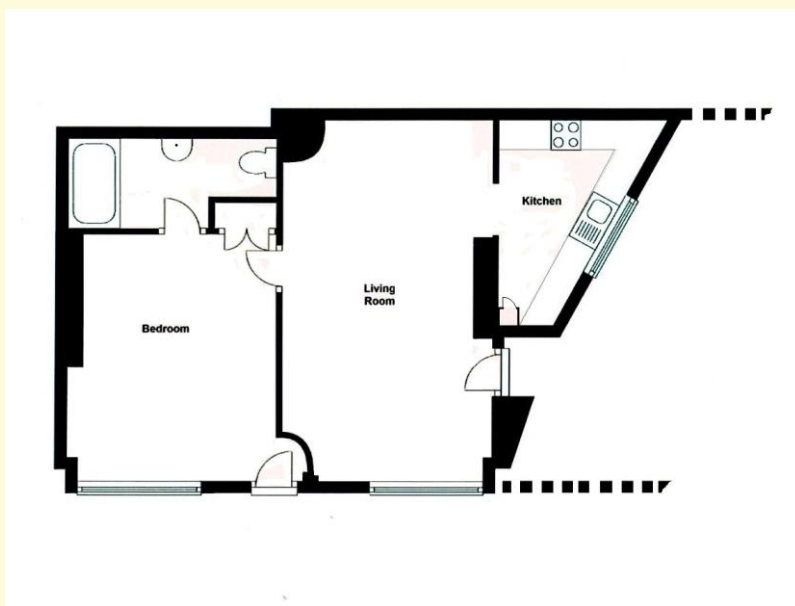
Around £1,800 per annum including service charge for water and sewerage paid to the freehold management company, run and controlled by the apartment owners. Fee includes all external maintenance and decoration, buildings insurance, external lighting, cleaning and gardening in the courtyard and car park. 188 Years left on the lease.

SERVICES:

Mains electric and drainage. Council Tax Band E. EPC tbc.

DIRECTIONS:

From our office turn left and Beaufort Arms Court is located to the left of Shire Hall. On entering the archway into the courtyard, the entrance door can be found on your right-hand side.



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Roscoe Rogers and 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.

