

Flat 5 Whitecross Court
Whitecross Street, Monmouth



ROSCOE ROGERS KNIGHT

Town and country properties

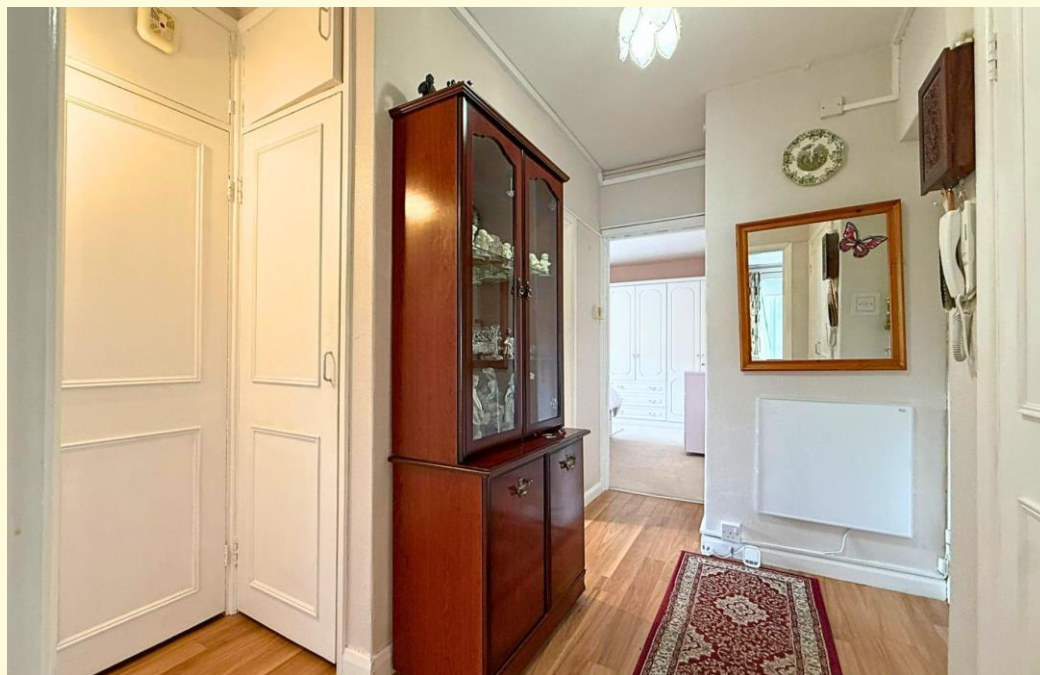
Flat 5 Whitecross Court, Whitecross Street, Monmouth

Enjoying a prime position in the heart of town, this spacious and bright first-floor apartment offers two double bedrooms and has been well maintained throughout. The property benefits from pleasant views of the surrounding countryside and towards the Kymin, as well as the added advantages of private off-road parking and a single garage. No onward chain.

The apartment block was originally built in the mid-1960s and is of traditional construction, with inset double-glazed windows and doors set beneath pitched tiled roofs. Internal features include moulded skirting boards and architraves, picture rails, wooden-panelled and part-glazed doors, and a combination of laminate and carpeted flooring.

The apartment can be accessed from the front parking area through a part-glazed door and up a flight of stairs onto the first-floor landing, and through a wooden-panelled fire door into:

Asking price of £194,950





ENTRANCE HALLWAY:

"Z-shaped." Utility cupboard housing washing machine/tumble dryer and shelving at high level. Two further cloak cupboards, one housing the water cylinder and the other with a hanging rail. Doors into the following:

LIVING ROOM: 5.29m x 3.65m (17'4" x 11'12")

Picture window to the rear with views towards the Kymin and surrounding countryside. Electric coal-effect fireplace.

KITCHEN:

Window to side. Laminate work surfaces along three walls with a tiled splashback surround, inset stainless steel sink, and four-ring electric hob with stainless steel extractor hood over. A range of cupboards and drawers set beneath, with space and plumbing for a dishwasher/washing machine. Complementary wall-mounted cabinets and tall unit housing oven/grill. Space for fridge/freezer. Consumer unit at high level.

BEDROOM ONE: 3.83m x 3.89m (12'7" x 12'9")

Window to side with townscape views. Fitted wardrobes along one wall with drawers, hanging rails, shelving, and ample storage.

SHOWER ROOM:

Window to side. Vanity unit with inset wash basin and walk-in shower enclosure housing Mira electric shower with head on adjustable rail. Fully tiled walls. Chrome ladder-style radiator. Extractor fan at high level.

CLOAKROOM:

Window to side. Low-level WC. Fully tiled walls and floor.

BEDROOM TWO: 3.40m x 2.51m (11'2" x 8'3")

Window to rear with countryside and townscape views. Integrated wardrobe with sliding mirrored door, hanging rail, shelving, and ample storage.

OUTSIDE:

The property is approached from Whitecross Street via a paved pathway leading to the allocated single garage and parking area.

AGENT'S NOTE:

83 years remaining on lease. Maintenance charge: £300 per annum. Service charge: £350 per annum.

SERVICES:

Mains electricity, water, and drainage. Council Tax Band: C. EPC Rating: C.

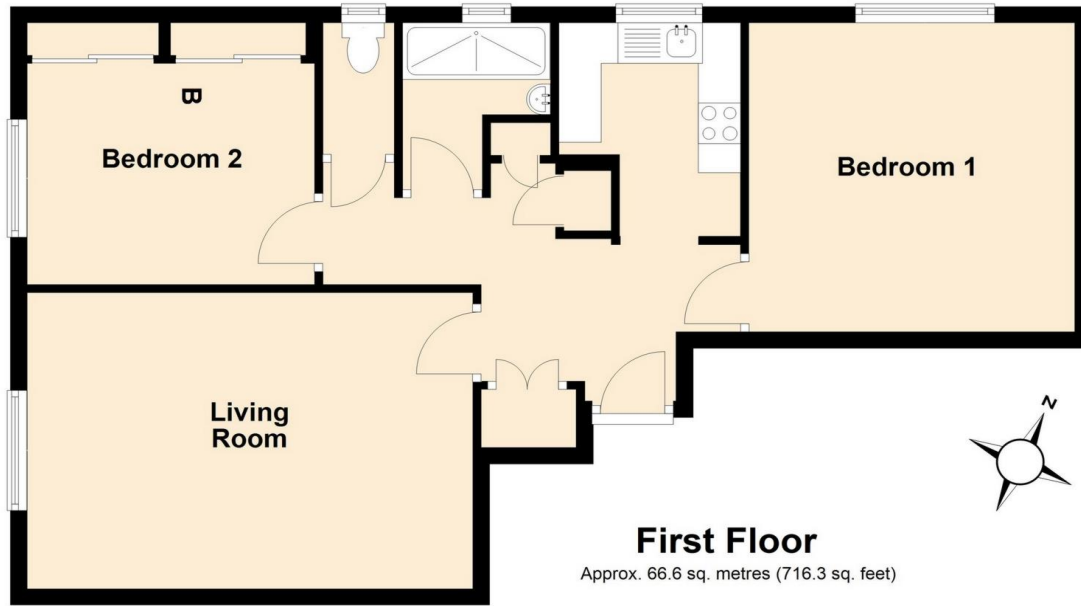
DIRECTIONS:

From our office in Monmouth, proceed on foot along the cobbled Church Street. On reaching St Mary's Church, continue a short distance along Whitecross Street and the apartment block will be found on the right-hand side.

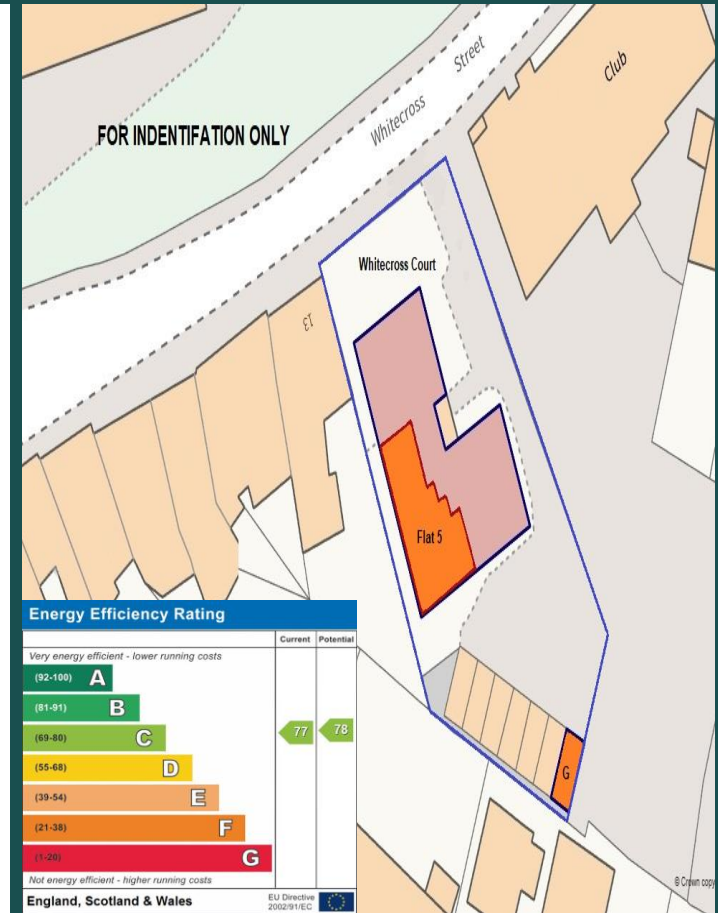
Roscoe Rogers & Knight would like to draw your attention to the following notes:

- 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.





Total area: approx. 66.6 sq. metres (716.3 sq. feet)



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