



## Kingsmead Court offers in the region of £175,000

- council tax band C
- Town centre convenience
- Ground floor apartment
- Two Bedrooms
- Communal Laundry, Lift and Gardens
- EPC Rating: C





## About the property

A comfortable two bedroom, ground floor retirement apartment. With views to rear aspect overlooking communal garden and River Monnow. Centrally located to Town centre amenities, ideal for bus station, cafes and shopping. Ideal for independent living and available with no onward chain.

Conveniently situated in the heart of Town, ideal for independent living. The ground floor apartment suitable for over 55's offers an appealing prospect. Kingsmead has a wonderful communal garden with a raised pond providing a focal point to the backdrop of the riverbank. The apartments also benefit from communal laundry facilities and a guest suite available by prior booking. Each resident owns a share of the freehold and the service charge includes water rates, gardening and window cleaning.

In brief the well presented apartment comprises; Entrance Hall with intercom system. Living Room overlooking the pretty rear garden. With opening through to fitted Kitchen with integrated appliances including, fridge/freezer, hob and oven. The main Bedroom has recessed fitted wardrobes and view to the rear. The second Bedroom would also make an ideal study. The modern Shower Room benefits from fitted vanity cupboards. There is an electric immersion heater and night storage heaters. The property also has a small parking area via the gated entrance.





## Accommodation

### Sitting Room

14' 9" x 9' 7" ext 13'7 in doorway (4.50m x 2.92m ext 13'7 in doorway)

### Kitchen

10' 1" x 5' 8" (3.07m x 1.73m)

### Bedroom 1

11' 7" x 9' 4" (3.53m x 2.84m)

### Bedroom 2

10' 2" x 6' 7" (3.10m x 2.01m)

### Shower Room

## Floorplan



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