



## Hyam Court

£160,000

- Ideally situated for Town centre
- Modern Kitchen and Shower Room
- Views to front and rear
- Convenient Parking space
- Available with no onward chain
- EPC Rating: C



2 1 1



## About the property

Much sought after middle floor apartment, enjoying distant views - conveniently situated within the Town Centre, with convenient parking. Well maintained both externally and internally with modernised features. Available immediately, with no onward chain.

Forming part of the Monmouth Heritage Trail, the historic building, formerly Hyam's Mineral Water Works was established in 1866 by leading figure in the nineteenth century known as Thomas E Hyam. The building was the manufacturing site of soda water, lemonade and ginger beer. Since closing in the 1960's, it was converted in the early 1990's. The building has continually been maintained and remains a desirable and convenient location just off the High Street.

Attractive dual aspect apartment within close proximity to Haberdashers Boys School. Approached via staircase to the second floor apartment, the characterful accommodation comprises; Entrance Hall with storage cupboard. Doors to following; charming Living Room incorporating a Dining Area, exposed ceiling beams, window to front aspect. Opening through to delightful modern fitted kitchen with wall and base units, eye level oven, dishwasher and washing machine. Feature window to front with distant countryside views beyond the Town. Two well-proportioned Bedrooms, one with fitted wardrobe, one with walk-in cupboard. Pleasant views, beyond the pretty Alms houses across Chippenham Fields. Updated Shower Room. Outside, a particular feature of this Town property is the under cover parking space, which is situated to the rear of the building within the attractive courtyard, also providing entrance door to the communal Hallway. There is also shared use of a Bin storage cupboard. Available for viewing with no onward chain.





## Accommodation

### Entrance Hall

**Sitting And Dining Room**  
20' x 12' 3" (6.10m x 3.73m)

**Kitchen**  
9' 3" x 6' (2.82m x 1.83m)

**Bedroom One**  
9' 9" x 9' 4" (2.97m x 2.84m)

**Bedroom Two**  
11' 9" x 8' 10" (3.58m x 2.69m)

### Shower Room

### Outside Parking Space

## Floorplan



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