



## Monnow Street, £175,000

- Town Centre Apartment
- Resident Parking available
- Two Bedrooms
- Communal Laundry
- Modernised Kitchen
- EPC Rating: C



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## About the property

Centrally located to Town centre amenities, ideal for bus station, cafes and shopping. Comfortable two bedroom first floor retirement apartment, Ideal for independent living and available with no onward chain.

Conveniently situated in the heart of Town, ideal for independent living. The first floor apartment suitable for over 55's offers an appealing prospect. In brief the well presented apartment comprises; sizeable Reception Hall with intercom system, doors to following; impressive Sitting Room overlooking the front aspect. Opening through to fitted Kitchen with integrated appliances including, hob and oven with space for fridge/freezer, distant view to side. The main Bedroom benefits from a fitted wardrobe. The second Bedroom would also make an ideal study. The modern Shower Room benefits from larger than average shower cubicle. There is an electric immersion heater and night storage heaters. The property also has a small parking area via the gated entrance. Kingsmead Court 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.





## Accommodation

### Reception Hall

### Sitting Room

14' 9" x 9' 5" + door recess (4.50m x 2.87m + door recess)

### Kitchen

10' 2" x 5' 9" (3.10m x 1.75m)

### Bedroom 1

11' 7" + Wardrobes x 9' 5" (3.53m + Wardrobes x 2.87m)

### Bedroom 2

10' 2" x 6' 8" (3.10m x 2.03m)

### Shower Room

## Floorplan



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