



CHIPPENHAM COURT
MONMOUTH, NP25 3UZ

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Ground Floor Apartment

Two Light Bedrooms

Large Reception Room

Fully Fitted Bathroom with Double Shower

Contemporary Style Fitted Kitchen

Walking Distance of Monmouth High Street

No Onward Chain

87 Monnow Street, Monmouth
Monmouthshire, NP25 3EW
monmouth@david-james.co.uk
Tel 01600 712916
www.david-james.co.uk

DESCRIPTION

The apartment is positioned on the ground floor at the front of a purpose built complex of retirement apartments known as Chippenham Court. The flat has been redecorated throughout complemented by neutral carpeting and blinds and the kitchen has been attractively re-styled and fitted with a contemporary range of units. The apartment has double glazing and gas central heating from a modern combi boiler. The complex has a security entry call system, emergency alarm system linked to Careline, lift service, ground floor laundry room and guest accommodation plus a visiting House Manager on Monday and Friday.

SITUATION

Chippenham Court is located in a particularly favoured position within the town centre, with plenty of parking for residents and visitors and attractive communal gardens that overlook Chippenham Park at the rear. The high street and bus station is only a few hundred level yards walk away and an excellent choice of national and independent shops and supermarkets including Waitrose and Marks & Spencer. Further amenities include doctor's surgery, dentists, banks and other professional services.

ACCOMMODATION

Communal Entrance - Accessed via an audio entry system to reception and a seating area with access to stairs and lift service to the upper floors.

Entrance Hall - Through your own front door, with built-in cupboards for coats and general storage, airing cupboard with linen shelves and a radiator.

Living Room - A tastefully decorated, spacious reception room with two front facing windows overlooking the front of the development, radiator, sockets for television and telephone.

Kitchen - Attractively refitted and styled with a contemporary range of floor and wall soft closing units, ample work surface space, co-ordinated tiled splashbacks, Creda Hotpoint gas cooker, space for an upright fridge/freezer, window above the stainless steel sink drainer overlooking the front of the building and wall mounted Vaillant gas combi boiler.

Bedroom One - Good sized double bedroom with a window to the front elevation, radiator, sockets and wall mount for television.

Bedroom Two - Ideal for a single bed guest room with window to the front elevation and radiator.

Bathroom - A neutral coloured suite with co-ordinated tiled surrounds comprising a double Mira shower, pedestal hand basin, low level w.c., extractor and grab rails.

OUTSIDE

The attractive and level communal gardens are situated at the rear and provide an appealing area for outdoor enjoyment with outlooks to the park. There is private parking for residents and visitors and a laundry drying area to the rear of the building.

GENERAL

Tenure: Leasehold

"Pets not to be kept in the flat except with prior written consent from the landlord (which will not be unreasonably withheld) which consent may be withdrawn at any time if said pet causes a nuisance or annoyance to the landlord or other owners or occupiers at the other flats in the estate"

SERVICE CHARGE

£2706 per annum (inclusive of ground rent) from 1st April 2021 to 31st March 2022. We recommend that a prospective purchaser has this confirmed by their solicitor.

SERVICES

Mains water and electricity.

EPC Band: D

LOCAL AUTHORITY

Monmouthshire County Council - Tax Band C

VIEWING

Strictly by appointment with the Agents: David James, tel 01600 712916

GUIDE PRICE

£185,000

PLANS AND PARTICULARS

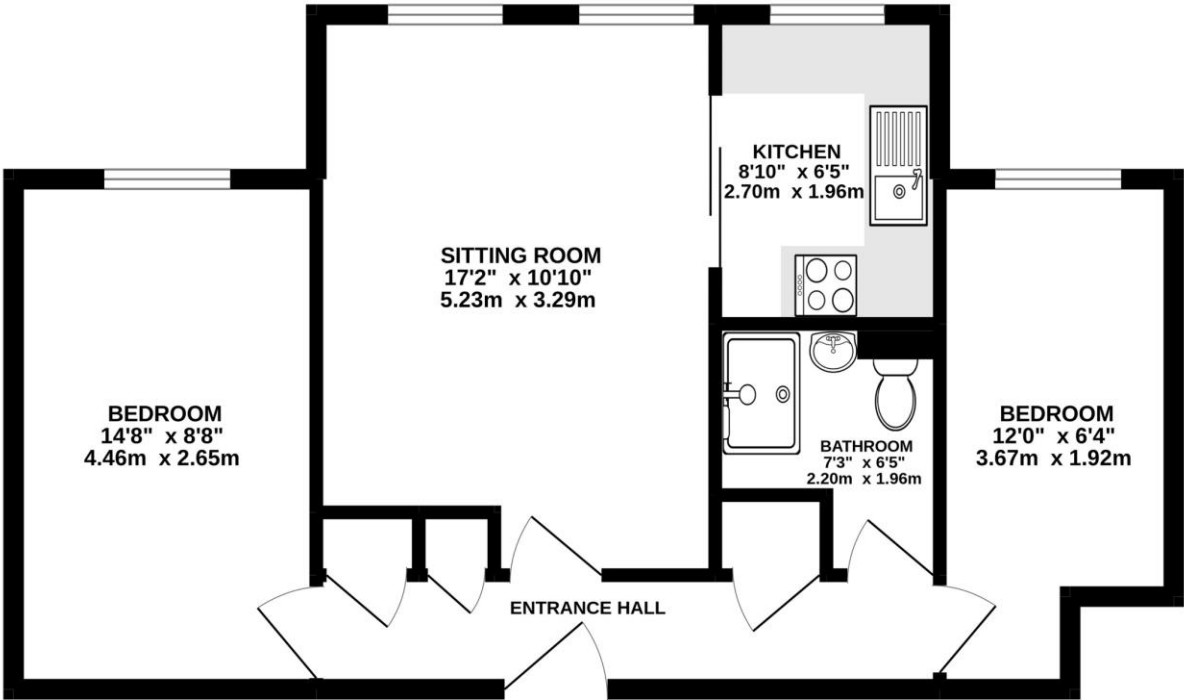
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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 562 sq.ft. (52.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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