



ROSCOE · ROGERS · KNIGHT
Town and country properties

Flat 6, Lancaster House, Monk Street, Monmouth



Idyllically set in the heart of town and its wealth of amenities is this stylishly presented, 2 double bedroom, second floor flat is one of 16. within a block built in the 80s. Benefitting from excellent levels of light and attractive views towards Vauxhall fields it also has private 'residents parking'. 70 years remaining on the lease.

Leasehold. Asking price of £170,000



Modern construction with painted rendered exterior with inset wooden, sashed windows. Internal features include coverings and ceiling roses, moulded joinery, panelled doors, and a combination of ceramic tiled and carpeted flooring. Night storage heating.

The approach to the property from the private car park is up steps to an arch-topped part-glazed wooden door into a spacious communal hallway with stairs to upper and lower floors. The apartment is accessed from the second floor landing through a fire door into:

ENTRANCE HALLWAY:

With doors into the following:

UTILITY ROOM:

Space and plumbing for washing machine/tumble dryer. Door into airing cupboard housing water cylinder with emersion heater and wooden slatted shelving. Consumer unit at high level.

BATHROOM: 2.04m x 1.68m (6'8" x 5'6")

White suite comprising a low-level WC, pedestal wash basin, and bath with mixer taps and shower head on adjustable chrome rail. Extraction fan.

BEDROOM TWO: 4.22m x 3.03m (13'10" x 9'11")

Window to side.

BEDROOM ONE: 2.65m x 4.63m (8'8" x 15'2")

Window to front with townscape views.

KITCHEN:

Glazed panel into living room. "L-shaped" laminate work surfaces with tiled splashback surround, inset stainless sink and side drainer, and four ring electric hob with extraction hood over. Wooden panelled cupboards and drawers set under with integrated oven and space for dishwasher. Complementary wall-mounted cabinets.

LIVING ROOM: 2.89m x 5.15m (9'6" x 16'11") opening to 4.62m x 2.01m (15'2" x 6'7")

"L-shaped" with two windows to front and the side with attractive views towards St Mary's Church and Vauxhall Fields.

SERVICE CHARGE:

The management company service charges are currently as follows: £2,850.78 per annum, including Buildings Insurance, the sinking fund, lighting and cleaning of the hallways and landings and communal car park as well as maintenance of garden areas. Please note these charges are reviewed annually and further details are available on request. The ground rent is £75.00 per annum.

PRIVATE CAR PARK:

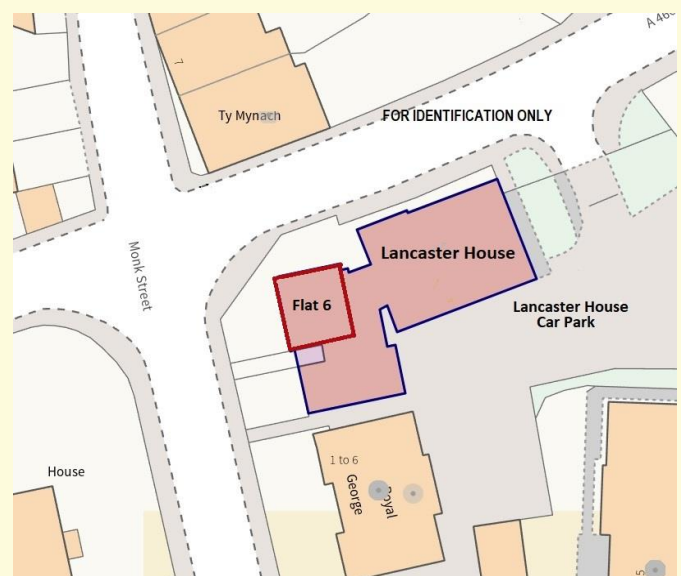
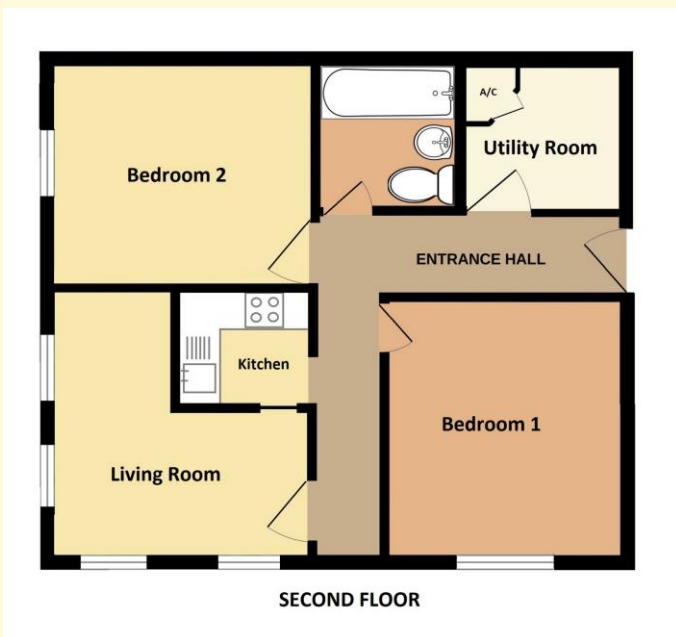
An automated barrier leads into the communal car park where there is a designated parking space for Flat 6.

SERVICES:

Mains electric, water, and drainage. Electric heating system. Council tax band: D. EPC: C

DIRECTIONS:

From our office proceed along Priory Street to the traffic lights where Lancaster House can be found on the opposite right-hand corner. There are three communal entrances to sections within the building, two accessed from the pavement and one accessed from the residents' private car park.



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Roscoe Rogers and 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.

