

Dean
ESTATE AGENTS



Flat 7, Hyam Court Glendower Street
Monmouth, NP25 3DG
£215,000

2 1 1 E

VIRTUAL TOUR AVAILABLE OPEN TO OFFERS. Dean Estate Agents are proud to present this spacious top floor flat in Monmouth town centre. The property offers two double bedrooms, an immaculately presented bathroom, lounge/diner with high ceilings creating a spacious living area leading to a modern kitchen. Further benefits include gorgeous views over Chippenham Fields and ample storage within this property, plus a garage with additional storage.

Area Map



This property is within a minutes walk away from everything the bustling town of Monmouth has to offer. There are independent businesses, restaurants, pubs, cafes, doctors surgeries, bus links and many more amenities right on your doorstep!

Approached via wooden door with windows into:

Entrance Hallway:

Power, spotlights, storage cupboard, built in wardrobe, doors to bedrooms, bathroom and lounge, intercom phone for the front door, loft access, smoke alarm.

Lounge/Diner:

20'3" x 11'11" (6.18m x 3.65m)

Electric storage heaters, single glazed sash window, wooden velux window, beams on the ceiling, TV point, opening to kitchen.

Kitchen:

9'4" x 6'0" (2.87m x 1.84m)

A range of eye level and base units, composite sink with drainer and mixer tap, space for fridge/freezer, electric hob and oven, space and plumbing for washing machine, loft access, smoke alarm, LED spotlights, single glazed sash window.

Bedroom One:

13'0" x 9'4" (3.98m x 2.86m)

Electric storage heater, single glazed sash window, power and lighting.

Bedroom Two:

11'7" x 8'9" (3.54m x 2.67m)

Electric storage heating, LED spotlights, single glazed sash window.

Bathroom:

8'8" x 5'5" (2.65m x 1.67m)

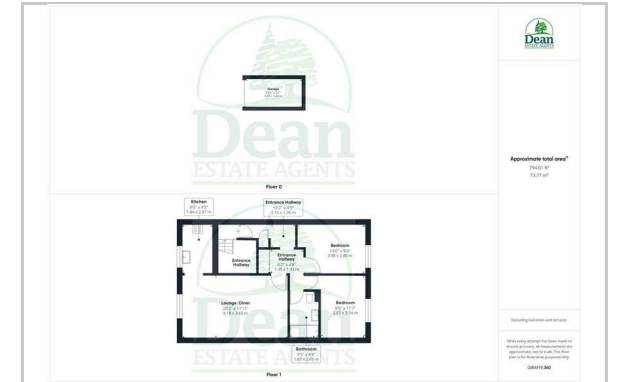
Extractor fan, electric shower, W.C., wash hand basin, LED spotlights, floor to ceiling mosaic tiles, tiled floor, heated towel rail.

Garage:

15'6" x 8'0" (4.74m x 2.44m)

Electric, power, up and over door.

Floor Plan



Energy Efficiency Graph

Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

14 St John Street, Coleford, Gloucestershire, GL16 8AR

Tel: 01594 835751 Email: coleford@deanestateagents.co.uk www.deanestateagents.co.uk

