

2 Monmouth Court Sandy Lane  
Caldicot  
Mon.  
NP26 4NA

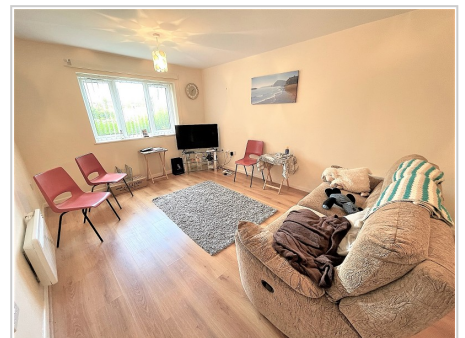
140,000



- One Double Bedroom Ground Floor Apartment
- FANTASTIC INVESTMENT OPPORTUNITY
- Open Plan Living with Modern Kitchen
- Re-Fitted Shower Room
- Allocated Parking
- Close to Local Shops and Amenities
- Central Location with Great Commuter Links
- NO CHAIN

**Ref: PRD11090**

Viewing Instructions: Strictly By Appointment Only



## General Description

Davis and Sons are pleased to present this One Bedroom Ground Floor Apartment, Spacious Open Plan Kitchen, Dining, Lounge, Double Bedroom, Re-Fitted Shower Room , Allocated Parking & Storage Area, Close to Local Shops and Amenities, Great Road, Rail and Commuter Links, NO CHAIN

---

## Accommodation

---

### Reception Hall

Solid Wood entrance door, intercom, electric heater, airing cupboard housing water tank.

---

### Open Plan Kitchen/Lounge/Diner (24' 05" x 10' 11") or (7.44m x 3.33m)

UPVC double glazed window, skimmed ceiling, two wall mounted electric heaters, laminate flooring to the lounge, vinyl flooring to the kitchen, fitted units with laminate work surfaces & tiled splash backs, space & plumbing for washing machine, electric cooker & hob, stainless steel sink, telephone point, television point, power points.

---

### Bedroom (13' 05" x 10' 04") or (4.09m x 3.15m)

UPVC double glazed window, skimmed ceiling, wall mounted electric heater, power points.

---

### Shower Room

Skimmed ceiling, vinyl Flooring, shower cubicle with mains shower, wash hand basin, WC, heated towel rail, extractor.

---

### Outside Rear

Allocated Parking,

---

### Tenure

We are advised that the property is Leasehold with a lease of 125 years from 2007. There is a combinedservice /ground rent charge of Â£200 per annum. Prospective purchasers should check this with their solicitors.

---

### Agent Note

Please take note- We allow permission to download marketing material for your own personal use, however you are not able to re-distribute, re-publish or re-transmit or other, to any party or website, online service, bulletin board of your own or another party without the written consent of the website owner.

We do not allow permission for this information to be available in any hard copy or media without the written consent from the website owner.

Our copy right must remain on all material on this website.

---

### Services

Mains electricity, mains water, mains drainage

EPC Rating:70

---



Tenure

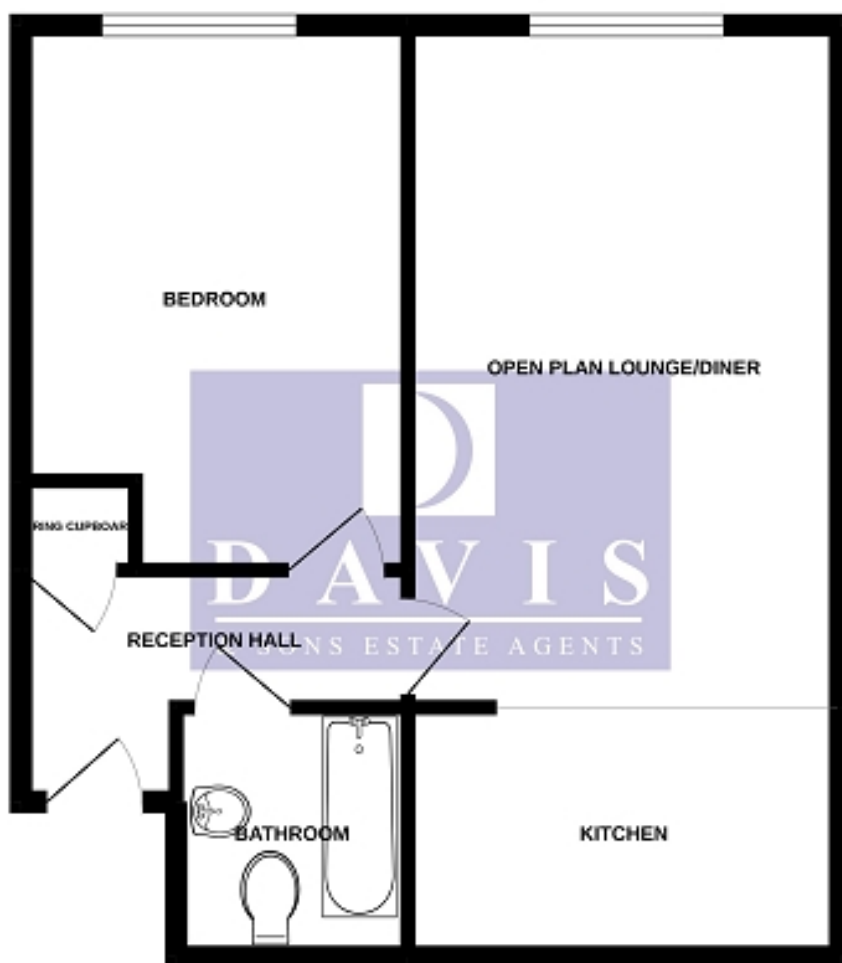
We are informed that the tenure is Leasehold

Council Tax

Band B



GROUND FLOOR  
491 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 491 sq.ft. (45.7 sq.m.) approx.  
Made with Abletopix ©2022

*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is payable by the buyer. PLEASE NOTE that as of 1st April 2016 rates have increased significantly for Buy-to-Let purchases & second home purchases. For information on payment rates please see <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates> or ask for further information. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*