



DIRECTIONS

From our Chepstow office proceed up the High Street turning right onto the A48. Proceed along this road where just before the fuel station on the left hand side take the left hand turning into Larkfield Park and then first right hand turn. Proceed along this road where you will find the apartment on your right hand side.

SERVICES

Mains electric, water meter and drainage. Refuse area near the main road.

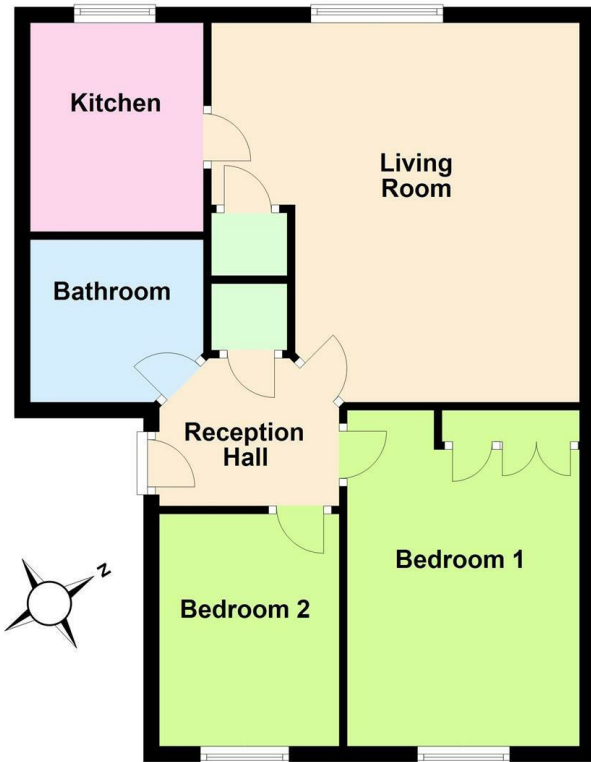
2021/2022 Council Tax Band D.

MAINTENANCE AND SERVICE CHARGE

Ground Rent of £60.00 Per Annum and Management Charge of approximately £1,800 Per Annum. There is a 125 year Lease from 1997. There is a Management Company. You are recommended to have this verified by your legal advisors at your earliest convenience.

TENURE - LEASEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		69	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



FLAT 46 LARKFIELD PARK, CHEPSTOW, MONMOUTHSHIRE, NP16 5QY



£195,000

Sales: 01291 629292

E: sales@thinkmoon.co.uk

DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and furnishing.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor. Moon & Co, their clients and any joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.
2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent and Moon and Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Apartment 46 Larkfield Park comprises of a fully refurbished top floor apartment situated within this popular location. The property briefly comprises of reception hall, giving access to living room, which in turn leads to kitchen. Also with access to two bedrooms and bathroom. Outside the property benefits from communal outside space as well as allocated parking and allocated refuse disposal area. Being situated in Chepstow a number of facilities are close at hand to include local primary and secondary schools, shops, pubs and restaurants as well as doctors and dentists. With good bus, road and rail links, the M48, A48 and M4 motorway networks bringing Newport, Cardiff and Bristol within easy commuting distance.

RECEPTION HALL

With timber front door. Wood effect flooring. Loft access point. Airing cupboard.

BEDROOM 1

13'5 x 9

uPVC double glazed window to front elevation. Range of built-in wardrobes and drawers.

BEDROOM 2

9'3 x 6'9

uPVC double glazed window to front. Built-in double wardrobe.

FAMILY BATHROOM

Comprising a white suite to include low level WC, wash hand basin with chrome mixer tap inset into vanity unit and panelled bath with chrome mixer tap. Part tiled walls. Laminate flooring. Chrome heated towel rail. Spotlighting.

LIVING ROOM

15'9 x 13'9 maximum

With uPVC double glazed window to rear. Access to kitchen.

KITCHEN

8'4 x 6'5

Appointed with a matching range of base and eye level storage units with wood effect work tops. Inset 4 ring electric hob with stainless steel extractor hood over and electric fan assisted oven below. Integrated fridge/freezer and washing machine/dryer. Stainless steel one bowl and drainer sink with chrome mixer tap. With uPVC double glazed window to rear. Laminate flooring. Spotlighting.

OUTSIDE

The property benefits from an allocated parking space to the front of the property.

