



DIRECTIONS

From our Chepstow office proceed down the High Street turning right off Coffee No. 1. Proceed down the road, bear left where you will find the communal entrance door between Bradley's Hairdressers and the bakery.

SERVICES

All mains services are connected, with the exception of gas.

2021/2022 Council Tax Band D.

MAINTENANCE AND SERVICE CHARGE

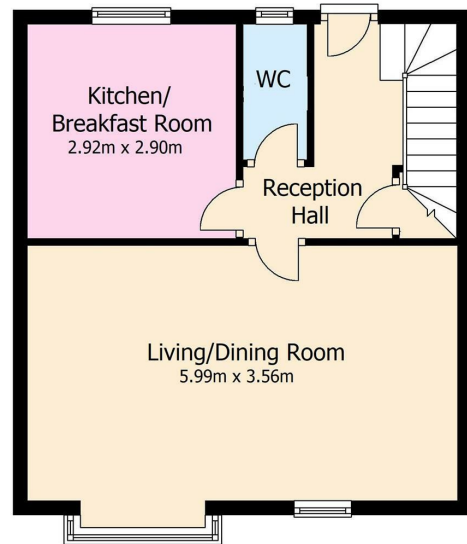
Lease 999 years from 25 December 1989 = 966 years to run.

TENURE - LEASEHOLD

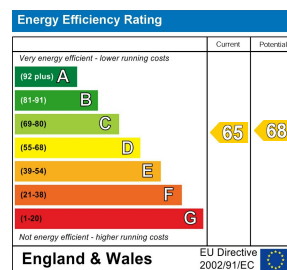
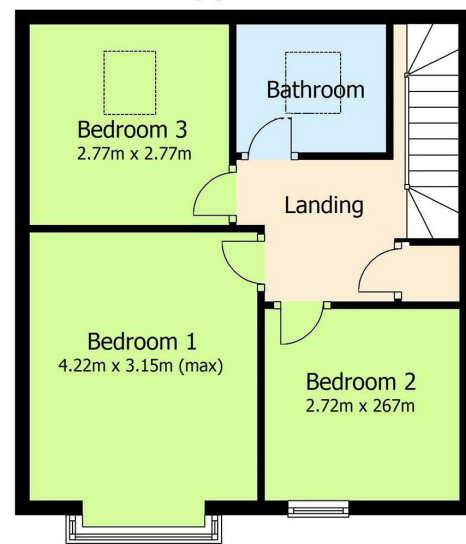
You are recommended to have this verified by your legal advisors at your earliest convenience.



Lower Floor



Upper Floor



FLAT 1, BENSONS COURT NELSON STREET, CHEPSTOW, MONMOUTHSHIRE, NP16 5HT



£215,000

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 finishes.

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 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 regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Flat 1, Bensons Court comprises a deceptively spacious duplex apartment, excellently located in the town centre with all the local amenities to be found at your doorstep and within a walking distance of the train and bus stations. There are primary and secondary schools a brief walk away, with the town centre itself offering an abundance of shops, pubs and restaurants as well as doctors surgery and dentists.

The property comprises communal reception hall with stairs leading to first floor landing giving access to the apartment. To the ground floor reception hall, cloakroom/WC., kitchen/breakfast room and living/dining room. Turned stairs lead to the first floor, giving access to the three good sized bedrooms plus modern bathroom. There is a small shared courtyard to the rear of the property.

GROUND FLOOR

Communal entrance door leading to communal reception with staircase leading to the front door.

RECEPTION HALL

Obscure glazed door. Understairs storage cupboard. Doors off: -

GROUND FLOOR WC

Comprising of low level WC and wash hand basin. Tiled splashback. Obscure double glazed window to rear elevation.

KITCHEN/BREAKFAST ROOM

9'6" x 9'7"

Fitted with a matching range of base and eye level storage units with open display cabinet and wood effect worktops. One and a half bowl sink unit with mixer tap set into work surface. Tiled splashbacks. Four ring electric hob with electric oven below and extractor over. Plumbing and space for washing machine, space for fridge/freezer. Electric heater. Double glazed window to rear elevation.

LIVING/DINING ROOM

19'8" x 11'8"

Two full height uPVC double glazed windows to front elevation. Electric storage heater.

FIRST FLOOR STAIRS AND LANDING

Access to loft inspection point. Electric heater. Airing cupboard housing hot water cylinder. Doors off: -

BEDROOM 1

13'10" max. to window x 10'4"

Fitted wardrobe. Electric heater. Full height uPVC double glazed window to front elevation.

BEDROOM 2

8'11" x 8'9"

Electric heater. uPVC double glazed window to front elevation.

BEDROOM 3

9'1" x 9'1"

Electric heater. Velux roof window to rear elevation.

BATHROOM

Tastefully appointed with a modern white suite to include low level WC, pedestal wash hand basin and bath with chrome mixer tap and mains fed shower over. Part tiling to walls. Velux roof window to rear elevation.

OUTSIDE

Communal shared courtyard.

PARKING

Parking is via permit, available via Monmouthshire County Council.

