



15 The Stable Block, The Mount, Chepstow, Monmouthshire,  
NP16 5UJ

£265,000



**DIRECTIONS** From our Chepstow office proceed up the High Street, through the town arch turning right onto Welsh Street. Proceed up Welsh Street turning left into Mount Way then left again where you will see double wrought iron electric gates which lead to The Mount.

**SERVICES**  
All mains services are connected with the exception of mains gas.

**TENURE - LEASEHOLD**  
You are recommended to have this verified by your legal advisors at your earliest convenience.

Disclaimer  
These particulars are intended to give a fair description of the property but their 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 furnishings.

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 those particulars. Those particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.  
2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed the property has all necessary planning, building regulation or other consents and Moon & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Description

This property comprises a purpose built duplex apartment with Reception Hall giving access to Living Room, open to Kitchen with integrated appliances, separate Utility/Cloakroom/WC, Study/Bedroom 3 with stairs to First Floor Landing giving access to Bedrooms 1 with en-suite and Bedroom 2 plus spacious Family Bathroom. Outside the property benefits from allocated parking as well as full use of beautifully landscaped Gardens and Grounds. Conveniently located just off Welsh Street, close to the market town of Chepstow with its attendant range of facilities. There are also bus and rail links, the A48, M48 and M4 motorway network bringing Newport, Cardiff and Bristol within easy commuting distance.

N.B No pets are permitted to reside at the development.

Accommodation

**GROUND FLOOR**  
Communal Entrance Hall with stairs to landing giving access to panelled door into Reception Hall.

**RECEPTION HALL**  
Airing cupboard, security entry system, electric heating, doors off.

**LIVING ROOM**  
14'0" x 12'11"  
Two electric wall mounted heaters, double glazed sash windows to rear elevation with views over the communal grounds, open to Kitchen.

**KITCHEN**  
12'11" x 9'8"  
Tastefully appointed with a matching range of base and eye level storage units, wine rack, one and a half bowl sink and mixer tap set into granite effect work surface, all with tiled splash backs, built-in electric oven, four ring electric hob set into work surface with extractor and lighting over, integrated fridge/freezer and dishwasher, breakfast bar, ceramic tiling to floor, wall mounted electric heater, double glazed sash window to front elevation.

**UTILITY ROOM**  
8'3" x 5'4"  
Base unit, single drainer stainless steel sink and mixer tap set into granite effect work surfacing, all with tiled splash back, plumbing and space for automatic washing machine and condenser drier, low level dual push button w.c., pedestal wash hand basin with tiled splash back, ceramic tiling to floor, wall mounted heater and extractor, double glazed sash window to rear elevation.

**STUDY/BEDROOM 3**  
10'2" x 10'0"  
Wall mounted electric heater, double glazed sash window to rear elevation.

**FIRST FLOOR STAIRS AND LANDING**  
Double glazed velux roof window to front elevation, doors off.

**BEDROOM 1**  
14'1" x 11'5"  
Wall mounted electric heater, dressing area, double glazed velux roof window to front elevation, door to en-suite.

**EN-SUITE**  
Low level wc with dual push button flush, pedestal wash hand basin with light and shaver point over. bath with mixertap and shower attachment over. Part tiling to walls. Ceramic tiling to floor. Extractor fan. Chrome towel radiator. Double glazed window to front elevation.

**BEDROOM 2**  
14'6" x 9'10"  
Wall mounted electric heater, double glazed velux roof window to rear elevation.

**BATHROOM**  
Appointed with a four piece suite comprising low level dual push button flush WC, pedestal wash hand basin with lighting and shaver point over, tiled splash back, step-in enclosure with mains fed shower, bath with mixer tap and shower attachment over, extractor fan, part tiling to walls, ceramic tiling to floor, extractor fan, chrome towel radiator, obscure double glazed window to front elevation.

**OUTSIDE**  
  
**PARKING**  
There is one allocated parking space per residence. Visitor parking available.

**GARDENS**  
The property also benefits from full use of the attractively landscaped Gardens and Grounds.

