



DIRECTIONS

From our Chepstow office proceed up Moor street, turning left onto the A48, continue along the A48 over the Wye bridge, after passing over the bridge taking first turning right signposted Sedbury, taking second exit at the next roundabout, continue along this road passing the SPAR shop on your left hand side, taking the right hand turn shortly after onto Ormerod Road, where you will find this complex.

SERVICES

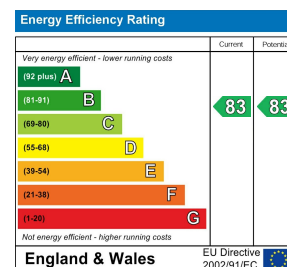
All mains services are connected, to include mains gas central heating.
Council Tax Band B

MAINTENANCE AND SERVICE CHARGE

Annual Service charge £750.00

TENURE - LEASEHOLD

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



TOTAL LIVING AREA: 76m² / 818ft²

GROUND FLOOR	METERS	INCHES
Kitchen	3.1m x 3.2m	10'2" x 10'6"
Living Room	4.6m x 5.6m	15'1" x 18'4"
Bathroom	2m x 2.2m	6'6" x 7'2"
Bedroom 1	3.5m x 4.6m*	11'5" x 15'1"
Bedroom 2	3.6m x 3.6m	11'9" x 11'9"

Internal floor plans may be subject to alteration. *Dimensions listed are maximum.

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. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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.



**9 THE BEECHES, ORMEROD ROAD, CHEPSTOW,
MONMOUTHSHIRE, NP16 7GA**

 **2**  **1**  **1**  **B**

£209,950

Sales: 01291 629292
E: sales@thinkmoon.co.uk

This development of luxury apartments is located in a very convenient location in the heart of Sedbury, a popular area of Chepstow with local schools and shops on hand, as well as being within easy reach of the town centre itself and with excellent road access via the M48 motorway bringing Cardiff and Bristol within commuting distance.

The apartment has been finished to high specification with a well appointed kitchen with built-in appliances, modern bathroom, spacious bedrooms and a particularly noteworthy feature of the apartment is that it has it's own private entrance way and front door. Along with this the property benefits from private parking. Apartment 9 is on the first floor.

ENTRANCE HALL

Private entrance door leads into a welcoming entrance hall enjoying a full height ceiling and an area for coats and shoes. Stairs to:-

OPEN PLAN KITCHEN/DINING/LIVING AREA

A superb contemporary open plan space, occupying the whole width of the apartment, perfect for dining, entertaining and socialising with friends and family.

LIVING AREA

4.6m x 5.6m (15'1" x 18'4")

The spacious living area enjoys a window to rear elevation with open view.

KITCHEN/DINING AREA

3.1m x 3.2m (10'2" x 10'5")

The kitchen area comprises an 'L' shape range of fitted contemporary wall and base units with marble effect laminate work surfacing over and splashbacks. Inset one and a half bowl and drainer stainless steel sink unit with mixer tap. Integrated appliances include Lamona four ring induction hob with extractor hood over and electric oven/grill below, full height fridge/freezer and dishwasher. Space for washing machine. Wall mounted Baxi combi boiler. Plenty of space for a dining area. Large window to rear elevation with views.

INNER HALL

A door from the living area leads into the inner hall which provides access to the rest of the rooms. Useful built-in storage cupboard. Separate built-in airing cupboard. Loft access point.

BEDROOM 1

3.5m x 4.6m max (11'5" x 15'1" max)

A very well-proportioned double bedroom with window to front elevation, enjoying views over surrounding countryside.

BEDROOM 2

3.6m x 3.6m (11'9" x 11'9")

A further great size double bedroom with window to front elevation with countryside views.

BATHROOM

Comprising a modern suite to include panelled bath with mains fed shower unit over, tiled surround and glass shower screen, low level WC and wash hand basin with mixer tap inset to vanity unit with tiled splashback. Heated towel rail.

OUTSIDE

The property benefits from one allocated parking space at the front of the property.

SERVICES

All mains services are connected, to include mains gas central heating.

