



DIRECTIONS

From our Chepstow office, proceed down Bank Street and onto Bridge Street. Continue down Bridge Street where you will find the property on your right hand side.

SERVICES

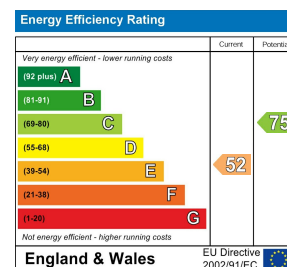
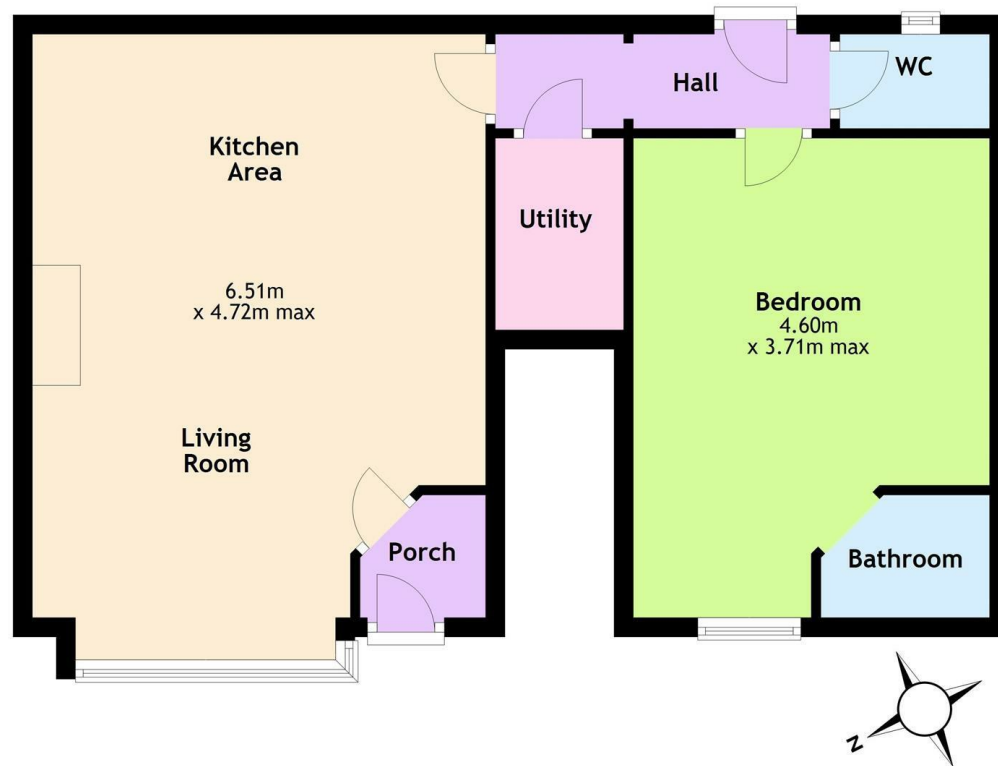
All mains services are connected. Electric storage heating.
Council Tax Band B

MAINTENANCE AND SERVICE CHARGE

Ground Rent - £100.00 per annum
Service Charge - £200.00 per annum

TENURE - LEASEHOLD - SHARE OF FREEHOLD

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



GROUND FLOOR FLAT, 21A BRIDGE STREET, CHEPSTOW, MONMOUTHSHIRE, NP16 5EZ



£164,995

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. 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.

Offered to the market with the benefit of no onward chain. This well presented and characterful ground floor apartment occupies a lovely position within the historic part of Chepstow town centre, within easy walking distance to a range of restaurants, pubs and amenities, as well as being within easy reach of the motorway network for the everyday commuter. The well planned and deceptively spacious accommodation briefly comprises entrance hall, open plan kitchen/dining/living room, double bedroom with en-suite bathroom, utility room, and a separate WC. The property further benefits a communal rear courtyard, perfect for dining and entertaining.

The property will no doubt suit a variety of markets to include first time buyers, professional couples, the semi-retired market or indeed as an excellent investment opportunity and we strongly recommend a viewing to appreciate what this property has to offer.

STORM PORCH

Steps up to the storm porch and private entrance to flat.

ENTRANCE HALL

entrance door leads into entrance hall with door leading into:-

OPEN PLAN KITCHEN/DINING/LIVING ROOM

6.51m x 4.72m max (21'4" x 15'5" max)

A very well-proportioned open plan living space, feature full height window to the front elevation enjoying views towards the Iron Bridge and River Wye. Kitchen comprises an extensive range of fitted wooden base units with ample laminate worktops over and feature breakfast bar. Inset stainless steel sink with drainer and mixer tap. Integrated oven and microwave, 4 ring ceramic hob. Space for free standing full height fridge freezer. Plenty of space for living and dining area. Door to:-

INNER HALL

Access to :-

UTILITY ROOM

A useful area comprising fitted worktop and tiled flooring. Space and plumbing for washing machine.

BEDROOM

4.60m x 3.71m (15'1" x 12'2")

A good-sized double bedroom with feature exposed beams. Window to front elevation. AGENTS NOTE : A wall repair has recently taken place to rectify a leak from the bath which will be redecorated as soon as the plaster has dried. Step up to -

EN-SUITE

Appointed with a two-piece suite to include corner bath with shower over and wash hand basin inset to vanity unit with mixer tap. Travertine tiled floor and walls.

WC

Comprising low level WC and wash hand basin. Tiled floor. Frosted window to the rear elevation.

OUTSIDE

Rear door from the inner hall leads to the shared garden at the rear, comprising a pretty paved courtyard area enclosed by timber fencing and stone wall. Pedestrian gate leading out to the area at the rear. Permit parking nearby.

SERVICES

All mains services are connected. Electric storage heating.

