

DIRECTIONS

From our Chepstow office proceed along the one way system from Chepstow, following Bridge Street down to the traffic lights, bearing right onto St Annes Street then first left towards the river bank where you will find Riverside Mill on your right.

MAINTENANCE AND SERVICE CHARGE

Service charge is £470 per quarter. Ground rent - £100 per annum

TENURE - LEASEHOLD

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



**14 RIVERSIDE MILL, THE BACK, CHEPSTOW,
MONMOUTHSHIRE, NP16 5HS**



£169,950

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	70	
(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	

14 Riverside Mill comprises a first floor apartment within this historic converted mill, located close both to Chepstow's town centre and the famous River Wye. This well-appointed building is well-respected and offers an excellent opportunity for either owner-occupier or an investment purchaser.

The accommodation offers entrance hall, spacious living room with brick archway leading though to well-appointed kitchen, inner hallway giving access to the family bathroom and a double bedroom. Outside the property benefits from allocated parking space and riverside communal gardens.

ENTRANCE HALL

With airing cupboard.

LIVING ROOM

4.67m x 3.72m (15'3" x 12'2")

Spacious living room with windows to the west. Feature brick archway leading through to:

KITCHEN

2.49m x 2.05m (8'2" x 6'8")

Appointed with a matching range of base and eye level storage units with ample work surfacing over and tiled splashbacks. One and a half bowl and drainer stainless steel sink unit with mixer tap. Four ring electric hob with extractor hood over and oven beneath. Space for full height fridge/freezer and washing machine.

BEDROOM

4.28m x 3.41m (14'0" x 11'2")

A double bedroom with window to side elevation.

BATHROOM

Appointed with a three-piece suite to include vanity wash hand basin set over storage unit, low-level WC, panelled bath with shower over, mixer tap and glass shower screen. Part-tiled walls.

OUTSIDE

PARKING

Allocated parking space.

COMMUNAL GARDENS

Riverside Mill enjoys communal gardens on the river bank with attractive views of the river and the Lower Wye Valley.

SERVICES

Mains electricity, water and drainage.

Service charge is £470 per quarter. Ground rent - £100 per annum.

