



## DIRECTIONS

From our Chepstow office proceed up the High Street on foot turning left before the town arch, passing Peacocks on your left-hand side. On reaching the road cross over into Garden City Way where you will find Restway Wall on the right-hand side.

## SERVICES

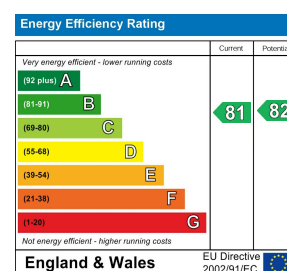
Mains water, electricity and drainage. Electric heating.  
Council tax band B.

## MAINTENANCE AND SERVICE CHARGE

Service Charge - currently £206.47 pcm but due an increment in April to £237.91 pcm.  
Leasehold 999 years from 1988.

## TENURE - LEASEHOLD

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



**FLAT 17, RESTWAY WALL, GARDEN CITY WAY,  
CHEPSTOW, MONMOUTHSHIRE, NP16 5EF**



**£160,000**

**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. 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.



Restway Wall retirement apartments have proved to be highly successful by offering comfortable self-contained accommodations yet with the benefit of an onsite warden, along with a good community spirit with residents’ lounge and laundry facilities. This first floor apartment briefly comprises reception hall, living room, kitchen, a double bedroom and shower room.

Being situated in Chepstow, there are a number of local amenities to include doctors and dental surgeries, Chepstow community hospital, local shops and restaurants. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Newport, Cardiff and Bristol within commuting distance.

**ENTRANCE HALL**  
With built-in storage cupboard.

**SITTING ROOM**  
**5.04m x 3.07m (16'6" x 10'0")**  
Spacious living room with window to front elevation.

**KITCHEN**  
**2.81m x 2.26m (9'2" x 7'4")**  
Fitted with a good range of eye and base level cupboards with marble effect work top and tiled splashbacks. Inset stainless steel sink with chrome mixer tap and drainer. Built-in four ring electric hob with extractor fan over and oven below. Ceramic tiled floor. Window to front elevation.

**BEDROOM**  
**4.21m x 2.69m (13'9" x 8'9")**  
A double bedroom with window to front elevation. Built-in wardrobes.

**SHOWER ROOM**  
Comprising a three-piece suite to include a double shower unit with electric shower and chrome shower attachments, low-level WC and pedestal wash hand basin with chrome taps. Chrome heated towel rail and fully tiled walls.

**SERVICES**  
Mains water, electricity and drainage. Electric heating.  
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**OUTSIDE**  
Communal car park.

**TENURE**  
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Please note residents must be aged over 65.

