



## DIRECTIONS

From our Chepstow office proceed down Bridge Street, bearing right into St. Ann Street, continue where as the road bears to the right Wye Apartments are situated on your left-hand side.

## SERVICES

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

Council Tax Band D.

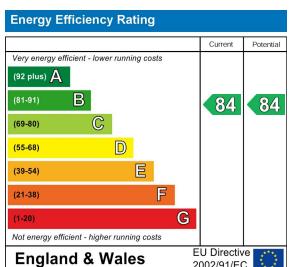
## MAINTENANCE AND SERVICE CHARGE

Ground Rent - £250.00 per annum (paid twice a year, i.e. £125)

Maintenance Charge - paid every 6 months, last payment £1,700 (covered January - July 2025). The amount is not fixed.

## TENURE - LEASEHOLD

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



# 13 WYE APARTMENTS SEVERN QUAY, CHEPSTOW, MONMOUTHSHIRE, NP16 5FG



**£289,950**

**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.

This stylish first floor apartment located within this stylish and purpose-built development standing on the banks of the River Wye, at the head of the Wye Valley, offers open plan living accommodation with kitchen/living/dining room, two bedrooms, one en-suite and family bathroom. The developer has created a very stylish and elegant "smart home" property with attention to detail and a good range of built-in appliances, as well as attractive bathroom and kitchen fittings.

Being located in the heart of Chepstow the apartment is well positioned for local amenities and also easily commutable via the M48/M4 motorway networks. Viewing is highly recommended.

#### ENTRANCE HALL

Spacious entrance hall with cloak storage and further storage cupboard. Tiled flooring.

#### KITCHEN/FAMILY LIVING ROOM

**8.74m x 3.50m (28'8" x 11'5")**

Stylish appointed kitchen area with an extensive range of base and eye level storage units with quartz work surfacing over and large peninsula with breakfast bar and storage. Inset single bowl and drainer sink unit. Fitted appliances include four ring electric hob with concealed extractor over, eye level twin ovens (one of which is with microwave function), dishwasher, fridge/freezer and washing/dryer machine. The living area is spacious, light and airy with large picture window to front elevation and door to balcony, two further windows to side elevation with views of the River Wye. Tiled flooring.



#### BEDROOM 1

**2.82m x 5.66m (9'3" x 18'6")**

A double bedroom with picture window to front elevation, fitted with electric blinds and door to the balcony. Triple built-in wardrobes. Door to: -

#### EN-SUITE SHOWER ROOM

Appointed with a stylish three piece suite to include inset wash hand basin and low level WC, double shower cubicle with glass sliding shower door, chrome rainfall over head shower and hand held shower attachment. Fully tiled walls and floor. Chrome heated towel rail.

#### BEDROOM 2

**3.05m x 2.90m (10'0" x 9'6")**

With window to front and door leading into the balcony. With a good range of built-in wardrobes.

#### BATHROOM

Comprising a four piece suite to include inset wash hand basin and low level WC, modern style bath with chrome mixer tap, single shower unit with rainfall overhead shower and hand held shower attachment. Fully tiled walls and flooring. Chrome heated towel rail.

#### PARKING

The property benefits from a single allocated parking area within the under-croft garage.

#### SERVICES

Mains electricity, water and drainage. Under floor heating throughout.

118 years remaining on the lease.

Ground Rent - £250.00 per annum (paid twice a year, i.e. £125)

Maintenance Charge - paid every 6 months, last payment £1,700 (covered January - July 2025). The amount is not fixed.

