



## DIRECTIONS

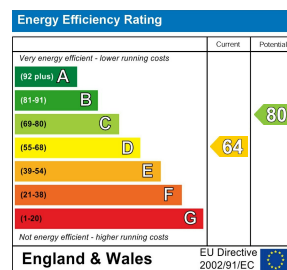
From our Chepstow office proceed along the one way system from Chepstow, following Bridge Street down to the traffic lights, bearing right onto St Annes Street then first left, towards the river bank where you will find Riverside Mill on your right

## SERVICES

Mains electricity, water and drainage.  
Council tax band D  
Ground rent and maintenance charge TBC.

## TENURE - LEASEHOLD

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



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

**2** **1** **1** **D**

**£175,000**

**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.



Located within this attractive development on the banks of the River Wye with attractive views of both the river and the Lower Wye Valley, this apartment is presented to a high standard, offering comfortable accommodation within this well located development close to the centre of Chepstow with its attendant range of facilities.

The accommodation comprises of an entrance hall, living room, kitchen/dining room, two bedrooms and shower room and benefits from allocated off road parking and communal gardens.

**ENTRANCE HALL**

With storage cupboard

**LIVING ROOM**

**4.45m x 3.35m (14'7" x 11'0")**

An attractive reception room with windows to both front and side elevation with river views. Feature corner fireplace.

**KITCHEN/BREAKFAST ROOM**

**4.90m x 2.87m (16'1" x 9'5")**

Updated with an attractive range of contemporary storage units, with ample work surfacing over. With single drainer sink unit, four ring electric hob with built in oven. Space for washing machine. Window to front elevation.

**BEDROOM 1**

**3.40m x 3.05m (11'2" x 10'0")**

With extensive range of built in wardrobes. Window to side elevation.

**BEDROOM 2**

**3.56m x 1.98m (11'8" x 6'6")**

With window to side elevation.

**SHOWER ROOM**

Appointed with an updated three piece suite comprising large step in shower, low level WC and wash hand basin.

**OUTSIDE**

**PARKING**

The property benefits from 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.

**AGENTS NOTE**

Please note that the photographs used for marketing are the library photos.

