



## DIRECTIONS

From our Chepstow office proceed down the High Street onto the one way system, proceed over the Wye bridge up into Tutshill. At the mini roundabouts turn left and immediately right where you will find the complex on your right hand side.

## SERVICES

All mains services are connected, to include mains gas central heating.  
Council Tax Band A

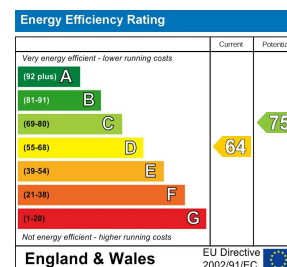
## MAINTENANCE AND SERVICE CHARGE

Service charge £600.00 per annum paid biannually. Ground rent £150 per annum.

## TENURE - LEASEHOLD

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

GROUND FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 365 sq.ft. (33.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of rooms, corridors, stairs and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and are provided as to their operability or efficiency can be given.  
Made with Floorplan 5.0.0.0

**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.



## FLAT 7, CROSS KEYS COURT COLEFORD ROAD, TUTSHILL, CHEPSTOW, NP16 7FB



**£117,500**

**Sales: 01291 629292**  
**E: sales@thinkmoon.co.uk**



Situated in this desirable village location, this well-presented ground floor one bedroom apartment will no doubt suit a variety of markets to include first time buyers, single or professional couple or indeed as an excellent investment opportunity. The accommodation briefly comprises well-proportioned open plan lounge/diner, fully fitted kitchen, double bedroom and en-suite bathroom. Further benefits include gas central heating, uPVC double glazing and allocated parking space. The property is within walking distance of the village green, convenience store, Chepstow's river front and its attendant range of amenities, yet retaining excellent access to A48 and motorway network for the commuter.

**ENTRANCE HALL**

uPVC entrance door leads into entrance hall, which is open plan to :-

**LOUNGE/DINER**

**5.30m x 3.06m (17'4" x 10'0")**

A well-proportioned reception room with three windows to side elevation. Built-in storage with inset shelving. Door to

**KITCHEN**

**2.75m x 1.80m (9'0" x 5'10")**

Appointed with an extensive range of fitted wall and base wooden units with laminate worktops and tiled splash backs. Integrated appliances include four ring induction hob with overhead extractor fan and electric oven/grill below, full height fridge/freezer and washing machine. Inset one and a half bowl and drainer stainless steel sink unit. Worcester combination boiler (installed August 2024). Tiled floor.

**BEDROOM**

**4.01m x 3.08m (13'1" x 10'1")**

A good-sized double bedroom with two windows to front elevation. Fitted inset shelving. Door to :-

**EN-SUITE BATHROOM**

Comprising a three piece neutral suite to include panelled bath with mains fed shower unit over and tiled surround, pedestal wash hand basin with mixer tap and tiled splash back and low-level WC. Tiled floor.

**OUTSIDE**

A residents car park to the rear with one allocated parking space. Communal lockable storage and bin facility. Tarmac pedestrian pathway leads from the parking area around to the front of the property.

**SERVICES**

All mains services are connected, to include mains gas central heating. Services charge £600 per annum paid biannually. Ground rent £150 per annum.

