



DIRECTIONS

From our Chepstow office, proceed on foot up the High Street, through the town arch heading up Moor Street, where you will find the property on the left hand side just past Chepstow Kitchens.

SERVICES

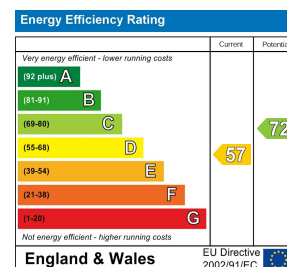
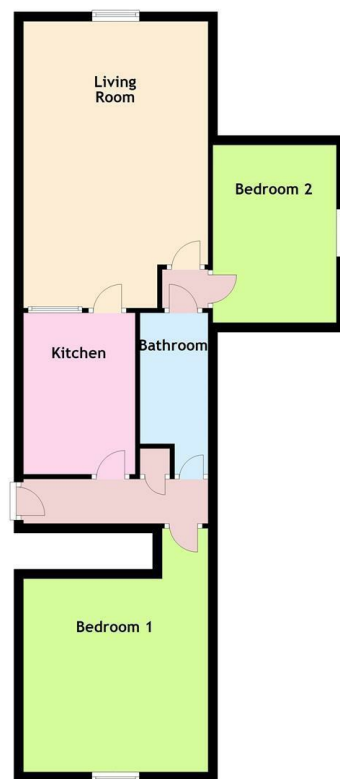
Mains electricity, water and drainage. Economy 10 heating system.
Council Tax Band C

MAINTENANCE AND SERVICE CHARGE

The service charge for the flat will be £450.00 per quarter.
Ground rent £0

TENURE - LEASEHOLD - SHARE OF FREEHOLD

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



APARTMENT 3, 3 MOOR STREET, CHEPSTOW, MONMOUTHSHIRE, NP16 5DF

2 1 1 D

£180,000

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.

A spacious and stylish two-bedroom apartment in the heart of Chepstow, featuring a vaulted-ceiling living room, two allocated parking spaces, and NO ONWARD CHAIN. Immediate vacant possession. Set within an attractive Grade II listed building just steps from the High Street, this beautifully presented second-floor home offers generous room sizes, modern finishes and immediate availability - ideal for first-time buyers, investors or commuters.

Inside, the apartment includes a large character-filled living room with exposed beams, a well-equipped kitchen, two double bedrooms and a contemporary bathroom. The property also benefits from an electric heating system via water-fed radiators. Outside, the secure gated car park provides two private parking spaces - a rare advantage for a town-centre property.

Perfectly placed for everyday convenience, with shops, cafés, pubs and restaurants on the doorstep, and Chepstow’s train and bus stations just a short walk away. Excellent road links via the A48, M48 and M4 make Bristol (30 mins), Newport (25 mins) and Cardiff (40 mins) easily accessible.

ENTRANCE HALL

Accessed via a communal entrance with stairs rising to the second floor. The hallway includes an intercom entry system, alarm control panel, coat storage space, and doors to the kitchen, bathroom, and Bedroom one. An airing cupboard provides additional storage.

KITCHEN

3.5m x 2.5m (11'5" x 8'2")

A spacious and well-appointed kitchen fitted with a range of contemporary base and wall units. Features include an inset four-ring ceramic hob, fan oven with grill, extractor hood, space for a fridge/freezer and washing machine, and a single drainer sink with chrome mixer tap. Tiled flooring. Door leading to the living room.

LIVING ROOM

3.9m x 6.00m (12'9" x 19'8")

A generous and characterful reception space featuring a vaulted ceiling with exposed beams and a double-glazed sash window to the rear elevation. A door leads through to a small hallway giving access to Bedroom two and the bathroom.

BEDROOM 2

2.6m x 3.7m (8'6" x 12'1")

A well-sized double bedroom with a double-glazed wooden sash window to the side elevation.

BATHROOM

Fitted with a modern white suite comprising a panelled bath with rain shower over, WC, and a vanity unit with hand basin. Additional features include a heated towel rail, extractor fan, stylish wall tiling, and tiled flooring.

BEDROOM 1

4.5m x 4.2m (14'9" x 13'9")

A spacious primary bedroom featuring a secondary-glazed window to the front elevation, exposed feature beam, and loft access.

PARKING

The property includes two parking spaces situated within a secure car park to the rear, accessed via fob controlled electric gates.

SERVICES

Mains electricity, water and drainage. Economy 10 heating system.

The service charge for the flat will be £400 per quarter.

