

## DIRECTIONS

From our Chepstow office the property is found on the right hand side as you leave the main car park.

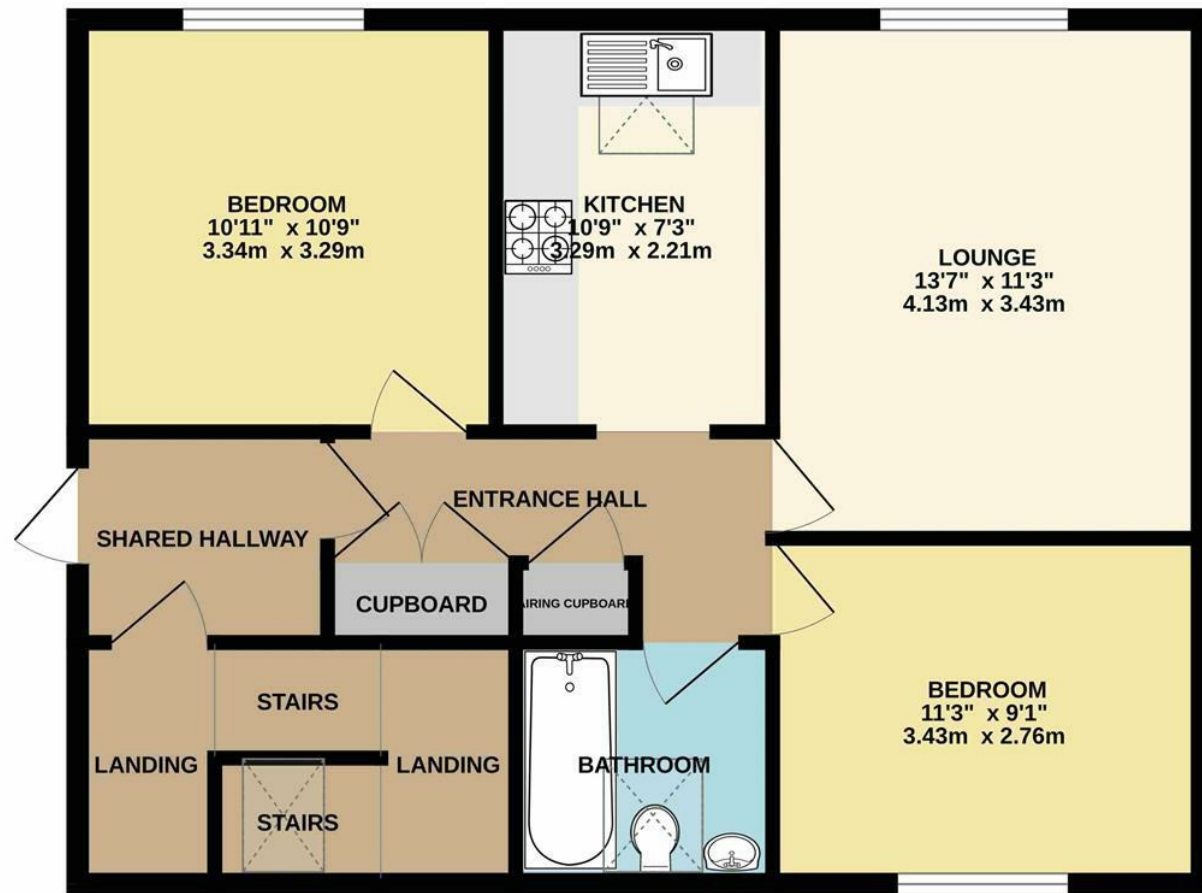
## MAINTENANCE AND SERVICE CHARGE

Ground rent is £750.00 per annum.

## TENURE - LEASEHOLD

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

GROUND FLOOR  
666 sq.ft. (61.8 sq.m.) approx.



**11 DELL VIEW, CHEPSTOW, MONMOUTHSHIRE,  
NP16 5JA**



**£229,950**

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The property comprises a top floor apartment located within this purpose built development and briefly comprises: entrance hall, two double bedrooms, bathroom, kitchen and spacious living room. The property benefits from one allocated parking space along with guest parking and communal gardens. The apartment also offers attractive views across Chepstow and the lower Wye Valley.

Dell View is positioned in the heart of Chepstow, therefore offers excellent access to all the amenities that Chepstow has to offer and is within walking distance of the bus and railway stations with good road access via the M48 motorway to the M4 motorway network.

The accommodation is approached via a communal entrance way which leads to the apartment.

#### **ENTRANCE HALL**

With panelled entrance door. Two useful storage cupboards.

#### **LIVING ROOM**

Bright and airy reception room with two windows to rear with far reaching views.

#### **KITCHEN**

Tastefully appointed with a matching range of contemporary base and eye level storage units with ample work surfacing over and tiled splashbacks. One bowl and drainer stainless steel sink unit with mixer tap. Four ring electric hob with extractor hood over and oven below. Space for washing machine. Serving hatch to living room. Velux window.

#### **BEDROOM 1**

A bright and airy double bedroom with window to front elevation.

#### **BEDROOM 2**

Spacious double bedroom with window to rear elevation. Freestanding wardrobes (to remain if required).

#### **BATHROOM**

Updated with a three-piece suite comprising pedestal wash hand basin with mixer tap, low level WC and panelled bath with glass shower screen, mixer tap and shower over. Part-tiled and panelled walls. Velux window to front.

#### **OUTSIDE**

#### **PARKING**

The property benefits from one allocated parking space along with guest parking.

#### **COMMUNAL GARDENS**

The property benefits from pretty communal gardens to the rear of the building.

#### **SERVICES**

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

Ground rent is £750.00 per annum.

