



DIRECTIONS

From our Chepstow office proceed down High Street and then following Bridge Street down to the traffic lights, bearing right onto St Anns Street and then taking first left hand turn towards the river bank where you will find Riverside Mill on your right.

SERVICES

Mains electricity, water and drainage. Electric storage heating.
Council Tax Band D

MAINTENANCE AND SERVICE CHARGE

Ground Rent £100 per annum
Maintenance £1,700 per annum

TENURE - LEASEHOLD

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



FLAT 5 RIVERSIDE MILL, THE BACK, CHEPSTOW, MONMOUTHSHIRE, NP16 5HS



£210,000

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

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

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.

Moon & Co. are delighted to offer to the market this property in Riverside Mill, occupying a pleasant position within this sought-after part of Chepstow town. The property offers a deceptively spacious ground floor apartment to include; entrance hall open plan kitchen/dining/living room, two double bedroom and bathroom,

Situated within this attractive development on the banks of the River Wye, this apartment offers comfortable and versatile accommodation perfect for first time buyers, retired or investment buyer. The apartment is excellently located with all the local amenities to be found at your doorstep and within walking distance of the train and bus stations. The town centre itself offering an abundance of shops, pubs and restaurants as well as doctor and dental surgeries. There are also good road links with A48, M48 and M4 motorway network bringing Newport, Cardiff and Bristol within commuting distance.

ENTRANCE HALL

Door leads into the entrance hall with intercom system. Built-in sizeable airing cupboard and inset shelving.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

3.51m x 6.38m (11'6" x 20'11")

The kitchen area comprises a range of modern fitted wall and base units with ample wood effect laminate work tops over and tiled splashback. Two windows to the rear elevation overlooking the river. Inset ceramic sink and drainer with mixer tap. Integrated four ring induction hob with extractor hood over and electric oven/grill below. Space for washing machine, dishwasher and full height fridge/freezer. Plenty of space for living and dining area.

BEDROOM 1

5.05m x 2.96m (16'6" x 9'8")

A well proportioned double aspect double bedroom with fitted wardrobe.

BEDROOM 2

2.35m x 3.17m (7'8" x 10'4")

A double bedroom with window to side elevation. Walk-in wardrobe with fitted hanging rail and shelving.

BATHROOM

2.22m x 2.5m max (7'3" x 8'2" max)

Comprising a three-piece modern suite to include panelled bath with electric shower over, wash hand basin inset to vanity unit with mixer tap and low level WC. Window to side elevation. Tiled flooring.

OUTSIDE

COMMUNAL GARDENS

Riverside Mill enjoys communal gardens on the river bank with attractive views of the river and the Lower Wye Valley.

PARKING

The property benefits from an allocated parking space.

SERVICES

Mains electricity, water and drainage. Electric storage heater.

