DIRECTIONS

From our Chepstow office proceed down Bridge Street, bearing right into St. Ann Street, continue where as the road bears to the right Wye Apartments are situated on your left-hand side.

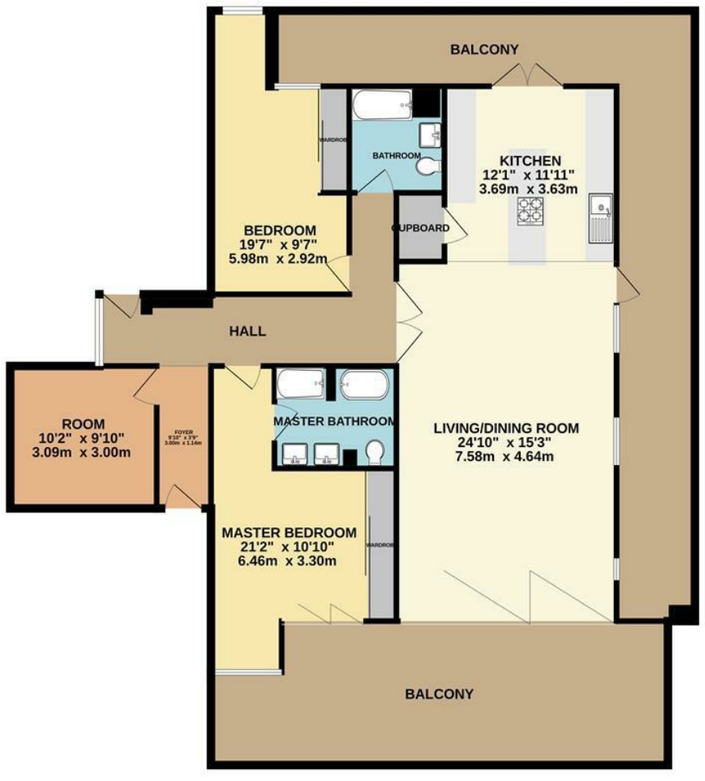
MAINTENANCE AND SERVICE CHARGE

Leasehold - 125 years from 2016
Annual ground rent - £250.00
Annual service charge - £5,200.00

TENURE - LEASEHOLD

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

GROUND FLOOR
1889 sq.ft. (175.5 sq.m.) approx.



TOTAL FLOOR AREA : 1889 sq.ft. (175.5 sq.m.) approx.

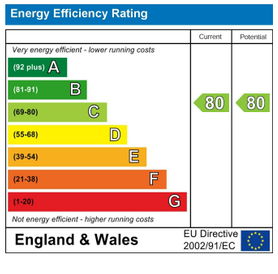
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

35 WYE APARTMENTS, SEVERN QUAY, CHEPSTOW, MONMOUTHSHIRE, NP16 5FG

3 2 1 C

£550,000

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

This luxury three double bedroom apartment is presented in immaculate order throughout, with generous accommodation and a fantastic private large decked outdoor space with views across Chepstow and surrounding countryside. Located next to the River Wye and a short distance from various restaurants, cafes and the town centre for all amenities.

Greeted by a bright and airy hallway with bespoke fitted furniture proving discreet storage, leading to the impressive open plan living space and kitchen finished to a high standard with integral appliances and granite work surfaces, bathed in natural light from floor to ceiling openings which then leads onto the private decked balcony. Air conditioning is installed throughout the apartment for added comfort. The principal bedroom is a generous size with built-in storage and direct access to the balcony, also benefitting a large luxury four piece en-suite bathroom. The second bedroom is also a generous size with built-in storage and access to the outside balcony. Bedroom three is also a double size with ample space. There is an additional well appointed shower room for guests located off the main hallway.

Parking is allocated in the under croft with two parking spaces in tandem, also offering a private EV charging point. There is lift access directly from the parking under croft, exclusive lift access to the third floor only possible via your own key.

ENTRANCE HALL
Private lift access directly from the parking under croft via your own key. A range of fitted storage cupboards and tiled flooring.

OPEN PLAN LIVING ROOM/DINING ROOM/KITCHEN
11.27m x 4.64m (36'11" x 15'2")
A most impressive open plan living/dining/kitchen area with tiled floor throughout. Triple aspect with bifold doors, patio doors and windows to the wrap around roof terrace with views towards the Castle, Wye Valley, Church and the town centre. The kitchen itself has an extensive range of wall and base level units with granite work surfacing and inset sink with chrome mixer tap. Integrated full size fridge/freezer, eye level double Neff oven, washing machine and dishwasher. Kitchen island with granite work surfacing, inset Neff induction hob with stainless steel extractor over and breakfast bar. Handy utility cupboard with space for a tumble dryer.

BEDROOM 1
6.45m x 3.30m (21'2" x 10'10")
A double bedroom with a roof terrace overlooking the Castle and Wye Valley. Built-in wardrobes. Door to:-

EN-SUITE BATHROOM
A large luxury en-suite comprising his and hers wash hand basins with chrome mixer tap inset to vanity unit, spacious double shower unit with chrome rainfall overhead shower and handheld shower attachment, panelled bath with chrome mixer tap, and low level WC. Fully tiled marble effect walls and floor. Chrome heated towel rail.

BEDROOM 2
5.97m x 2.92m (19'7" x 9'7")
A spacious double bedroom with further roof terrace and long picture window. Built-in wardrobes and wood effect flooring.

BEDROOM 3
3.10m x 3.00m (10'2" x 9'10")
With fitted wardrobes and over bed storage cupboards. Roof light and wood effect flooring.

SHOWER ROOM
Comprising of a double shower unit with chrome rainfall overhead shower and handheld shower attachment, wash hand basin with chrome tap and low level WC in vanity storage unit. Fully tiled marble effect walls and floor. Chrome heated towel rail.

PARKING
Parking is allocated in the under croft with two parking spaces in tandem, also offering a private EV charging point. There is lift access directly from the parking under croft, exclusive lift access to the third floor only possible via your own key.

SERVICES
All mains services are connected including mains gas heating.
Council tax band E.

TENURE
Leasehold - 125 years from 2016
Annual ground rent - £250.00
Annual service charge - £5,200.00

AGENTS NOTE
Please note that the images shown are library stock photographs and are for illustrative purposes only.





