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

117 years remaining on the lease.
Ground Rent - £125.00 half yearly.
Service Charge - £1,690.25 half yearly.

TENURE - LEASEHOLD

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



Approximate total area(1)
756 ft²
70.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

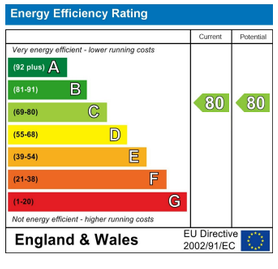
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DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes 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

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

2 2 1 C

£220,500

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

Occupying a prime second-floor position within an exclusive riverside development, this elegant apartment sits on the banks of the River Wye, at the head of the Wye Valley. The developer has crafted a sophisticated "smart home", which briefly comprises a generous open plan kitchen/living/dining room, two well proportioned bedrooms, the principal with en-suite, alongside a beautifully appointed family bathroom.

Situated in central Chepstow, the property strikes the perfect balance between town-centre convenience and commuter accessibility, thanks to nearby M48/M4 motorway links. Internal viewing is essential.

GROUND FLOOR MAIN RECEPTION AREA
The building features electronic fob access into the main reception. Both a lift and stairs lead to the second-floor apartment.

ENTRANCE HALL
With two storage cupboards and ceramic tiled floor.

OPEN PLAN KITCHEN/LIVING/DINING ROOM
8.64m x 3.86m (28'4" x 12'8")
A spacious and light open plan kitchen/living/dining area with windows to the front elevation and ceramic tiled floor. The kitchen area is fitted with a good range of eye and base level storage units having glass tiled slashbacks and inset chrome single bowl sink with chrome mixer tap together with a range of integrated appliances to include Neff induction hob with extractor over, Neff eye-level twin ovens, fridge, freezer, washing machine and dishwasher.

BEDROOM 1
3.58m x 2.59m (11'9" x 8'6")
Wooden effect flooring and windows to the side elevation. Built-in wardrobes. Door to:-

EN-SUITE SHOWER ROOM
2.39m x 1.40m (7'10" x 4'7")
Comprises a three-piece suite to include shower unit with glass shower door, rainfall chrome overhead shower and hand held attachment, wash hand basin with chrome mixer tap and low-level WC both inset to storage units. Fully tiled walls and tiled floor. Chrome heated towel rail.

BEDROOM 2
3.51m x 3.25m (11'6" x 10'8")
Windows to front elevation with views towards the river. Built-in wardrobes.

BATHROOM
1.73m x 2.24m (5'8" x 7'4")
Comprises a three-piece suite to include panelled bath with chrome mixer tap, wash hand basin with chrome mixer tap and low-level WC both inset to storage units. Fully tiled walls and tiled floor. Chrome heated towel rail.

PARKING
A private underground car park provides one allocated parking space for the apartment.

SERVICES
Mains electricity, water and drainage. Under floor heating throughout.
117 years remaining on the lease.
Ground Rent - £125.00 half yearly.
Service Charge - £1,690.25 half yearly.



