



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

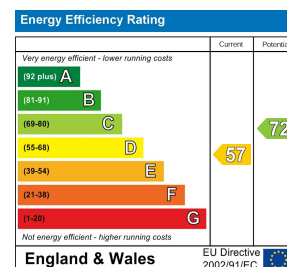
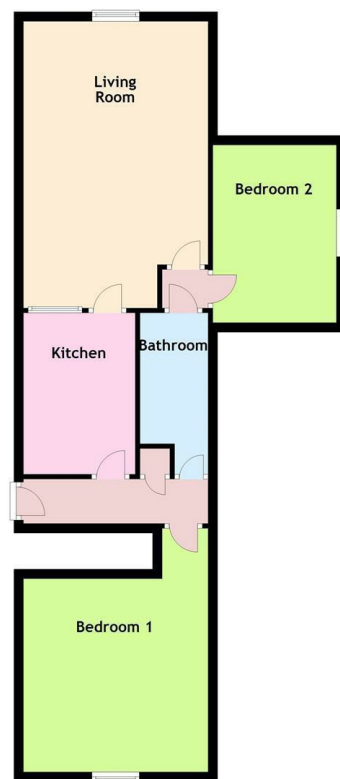
Mains electricity, water and drainage. Economy 10 heating system.
Council Tax Band C

MAINTENANCE AND SERVICE CHARGE

The service charge for the flat will be £450 per quarter.
Ground rent £100 per annum.

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



£174,950

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.

Moon & Co are delighted to bring to market this spacious, second-floor apartment, finished to a high standard throughout.

Set within an attractive Grade II listed building, the property offers well-proportioned accommodation comprising an entrance hall, large living room, two double bedrooms, bathroom, and kitchen. The property benefits from an electrical heating system via water-fed radiators and two allocated parking spaces within a secure, gated car park with electric entry.

Please note: the property will be sold with tenants in situ until January 2026, offering an excellent opportunity for investment buyers. The property currently offers a gross rental yield of 6.0% and a net yield of 5.09%.

Ideally positioned in the heart of Chepstow town centre, the apartment enjoys easy access to a wide range of local amenities including shops, pubs, and restaurants. The train and bus stations are within walking distance, and excellent road links via the A48, M48, and M4 motorway networks make Bristol, Newport, and Cardiff commutable.

ENTRANCE HALL

The property is accessed via a communal door with stairs leading to the second floor. The small entrance hall has an intercom entry phone and alarm control panel with space for coat storage. Door to kitchen, bathroom and bedroom 1.

KITCHEN

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

A spacious kitchen fitted with a range of attractive base and eye level storage units. Inset four-ring ceramic hob, single fan oven with grill, extractor hood. Space for a fridge/freezer and washing machine, Inset single drainer sink with chrome mixer tap. Airing cupboard. Tiled flooring. Door to :-

LIVING ROOM

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

A generous reception space featuring a vaulted ceiling with exposed beams and a double-glazed sash window to the rear elevation.

BEDROOM 2

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

A double bedroom with double glazed wooden sash window to side elevation.

BATHROOM

Fitted with a modern white suite comprising a panelled bath with a rain fall shower over, low level WC and a vanity unit with hand basin. Further 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 double bedroom with secondary glazed window to front elevation. Loft access point.

PARKING

The property benefits from two allocated parking spaces to the rear in a secure car park with electric gate.

SERVICES

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

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

