DIRECTIONS

From our Chepstow office proceed to the main St. Lawrence roundabout, taking the fourth exit, proceed along the road, taking the first turning right into Mounton Road, right again into Mounton Drive and then immediate left into Mounton Close, bearing left into Badgers Dene where you will find the property on your right hand side.

MAINTENANCE AND SERVICE CHARGE

Management fees - £145.00 per calendar month and covers building insurance, building maintenance and garden upkeep.
Reserve fund - £35 per calendar month.

TENURE - LEASEHOLD

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

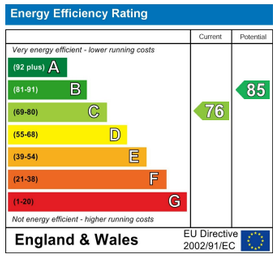


DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing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

APARTMENT 4, MOUNTON CHAMBERS MOUNTON CLOSE, CHEPSTOW, MONMOUTHSHIRE, NP16 5EQ

3 1 2 C

£395,000

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

An excellent opportunity to acquire this impressive three-bedroom apartment, forming part of Mounton Chambers, an attractive period property believed to date from the early 1900s and converted to provide just five executive apartments. Apartment 4 occupies a first-floor position and offers spacious, well-proportioned accommodation, retaining the charm and character associated with a property of this era. The apartment is approached via an impressive communal reception hall with staircase rising to the first floor. The private accommodation comprises an entrance porch, welcoming reception hall, elegant drawing room, separate formal dining room, fully fitted kitchen, three bedrooms and a family bathroom. Externally, the property benefits from two allocated parking spaces, together with beautifully established communal gardens, incorporating a generous terrace and attractive wraparound grounds, providing a delightful setting for residents to enjoy.

Mounton Chambers enjoys a particularly desirable position within a peaceful cul-de-sac, yet remains conveniently located for Chepstow town centre and its range of shops, restaurants and everyday amenities. The M48 motorway is also readily accessible, providing excellent commuter links to Bristol, Newport and Cardiff.

COMMUNAL RECEPTION HALL
Front entrance door which leads into a grand reception hall with staircase leading to the first floor apartment. Pedestrian door to rear leading to private car park.

FIRST FLOOR STAIRS AND LANDING

RECEPTION LOBBY
Entrance door with two frosted panels either side. Half leaded uPVC door leading to: -

RECEPTION HALL
Spacious reception hall. Airing cupboard with fitted shelving.

SITTING ROOM
4.64mx 4.05m (15'2"x 13'3")
A most impressive sitting room with a large picture window to the front elevation offering views towards the Severn Bridge and beyond along with two stained glass leaded windows adding character to this generous room.

KITCHEN
4.24m x 2.87m (13'10" x 9'4")
Appointed with a matching range of base and eye level storage units with marble effect work surfacing over. One bowl and drainer sink unit with mixer tap. Four ring electric hob with concealed extractor over and twin ovens below. Integrated appliances to include dishwasher, washing machine and fridge/freezer. Fully tiled walls and terracotta tiled flooring. Two windows to rear elevation.









DINING ROOM
5.51m x 3.92m (18'0" x 12'10")
Spacious formal dining room full of character with ceiling rose and coving. Large picture window to front elevation.

PRINCIPAL BEDROOM
4.45n x 4.17m (14'7"n x 13'8")
A very generous double bedroom with uPVC window to front elevation offering views towards the Severn Bridge. A range of built-in wardrobes.

BEDROOM 2
4.10m x 3.31m (13'5" x 10'10")
A double bedroom with window to front elevation.

BEDROOM 3
3.44m x 3.02m (11'3" x 9'10")
A double bedroom with two uPVC windows to side elevation. Range of built-in wardrobes.

BATHROOM
3.06m x 2.87m (10'0" x 9'4")
Appointed with a four-piece suite comprising low-level WC, wash hand basin with chrome taps inset to vanity storage unit, panelled bath with chrome taps and a shower unit with chrome shower attachment. Fully tiled floor and walls. Two frosted windows to the rear.

OUTSIDE

PARKING
To the rear is allocated parking for two vehicles.

COMMUNAL GARDENS
To the front of the property are communal gardens comprising a substantial paved patio area which is southerly facing, perfect for dining and entertaining. Range of attractive plants and shrubs. Steps from the paved terrace lead down to an area laid to lawn which is fully enclosed and benefits from a range of attractive plants and shrubs. To the side are further communal gardens which are mainly laid to lawn with an attractive range of plants and shrubs.

SERVICES
All mains services are connected, to include mains gas central heating.
Council Tax Band E.



