



## DIRECTIONS

From our Chepstow office proceed up the High Street on foot turning left before the town arch, passing Peacocks on your left hand side. On reaching the road cross over into Garden City Way where you will find Restway Wall on the right hand side.

## SERVICES

Mains electricity, water and drainage are connected. Solar PV panels. Electric heating.  
Council tax band B

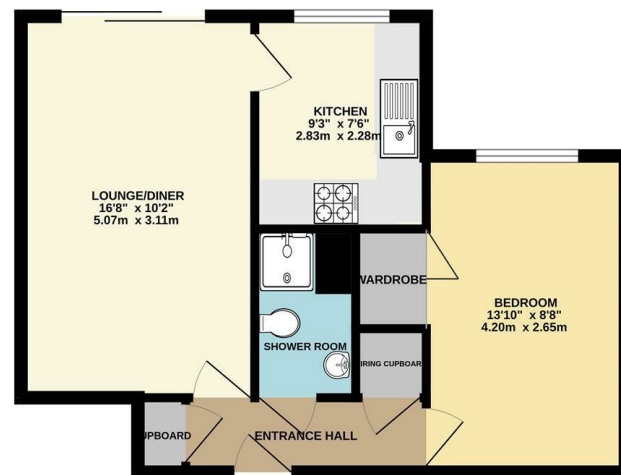
## MAINTENANCE AND SERVICE CHARGE

Leasehold - 999 years from 1988  
Service charge - £206.46 per calendar month  
A purchaser must be aged 60 or over

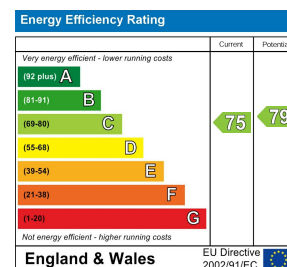
## TENURE - LEASEHOLD

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

GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA - 451 sq.ft. (41.9 sq.m.) approx.  
We do not warrant the accuracy of the floor area measurements. All floor, wall, ceiling, and other measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.  
Made with Floorplan Studio



**FLAT 4, RESTWAY WALL, GARDEN CITY WAY,  
CHEPSTOW, MONMOUTHSHIRE, NP16 5EF**



**£185,000**

**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 offer to the market a ground floor apartment within this popular and established retirement complex located in the heart of Chepstow, thus ensuring easy access to the town centre and local amenities.

This delightful property is one of the few ground floor apartments that boasts its own patio door, a really attractive feature and also enjoys a south westerly aspect. The main hallway gives access to the living room through to the updated kitchen. There is also then the updated shower room, along with a well appointed bedroom.

This retirement complex also benefits from a residents' lounge, which is well utilised with many social activities, and the building is also warden controlled.

**ENTRANCE HALL**

With a large storage cupboard and airing cupboard.

**LIVING ROOM**

**5.08m x 3.10m (16'8" x 10'2")**

An attractive, bright and airy main living room with patio doors to the front elevation. Open to:-

**KITCHEN**

**2.82m x 2.29m (9'3" x 7'6")**

Updated with a matching range of eye and base storage units with worktop over and inset single bowl sink unit with tiled splashbacks. Space for freestanding cooker, washing machine and under counter fridge. Laminate tile effect flooring. Window to rear elevation.

**BEDROOM**

**4.22m x 2.64m (13'10" x 8'8")**

A bright and airy double bedroom with a range of built-in wardrobes and window to rear elevation.

**SHOWER ROOM**

Tastefully updated with a three-piece suite comprising of a step-in shower, low-level WC, and vanity wash hand basin. Fully tiled walls and chrome heated towel rail.

**OUTSIDE**

A small patio and lawned area with pedestrian pathway leading to the residents' parking.

**SERVICES**

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**TENURE**

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