DIRECTIONS

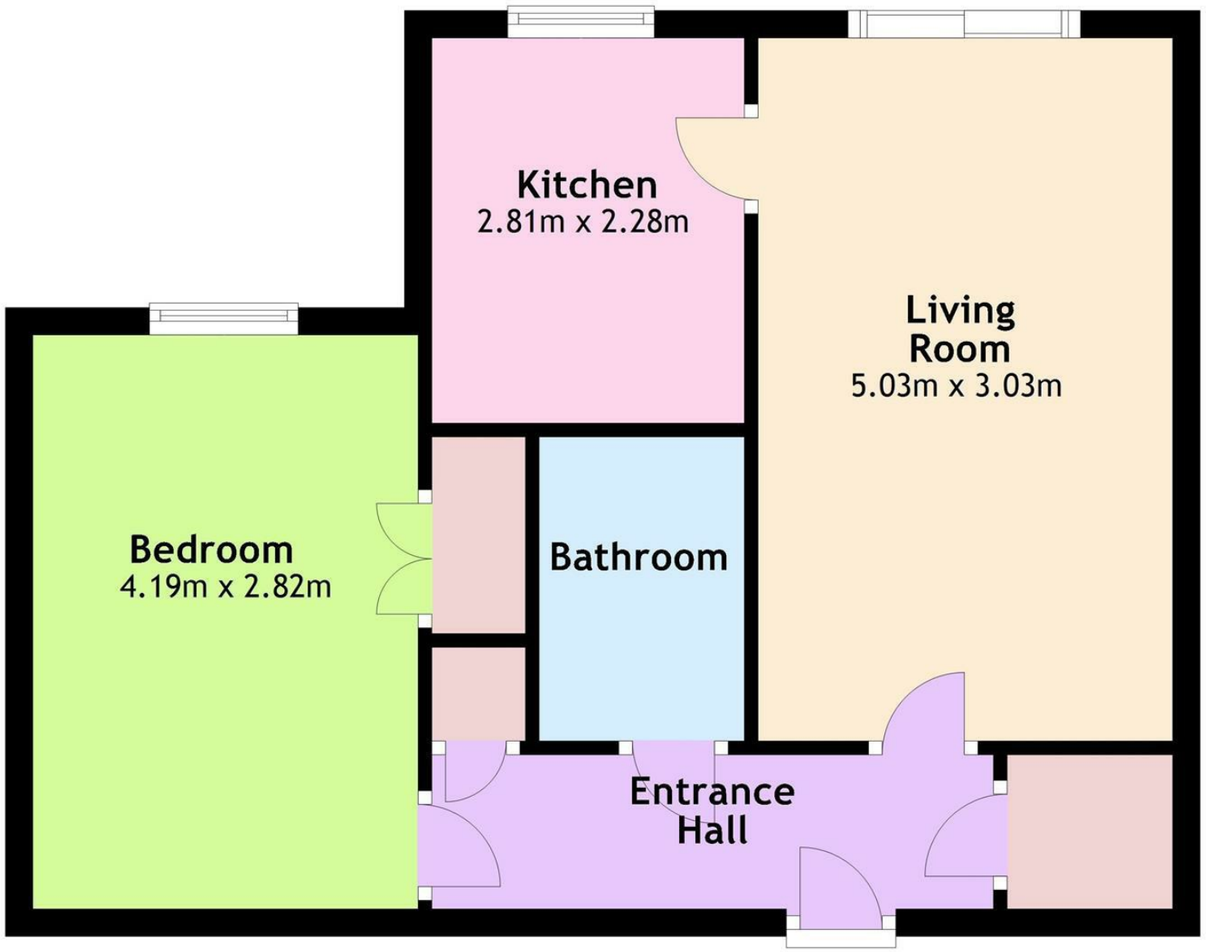
From our Chepstow office proceed up Moor Street turning left onto the A48, proceed down the hill, taking the first right turn before the old town wall onto Garden City Way. Take the first right into the communal parking area at the rear of Restway Wall.

MAINTENANCE AND SERVICE CHARGE

Annual service charge - £2,854.92

TENURE - LEASEHOLD

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

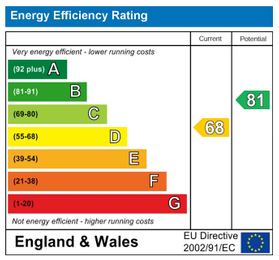


DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing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

FLAT 2, RESTWAY WALL, GARDEN CITY WAY, CHEPSTOW, MONMOUTHSHIRE, NP16 5EF

1 1 1 D

£184,950

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

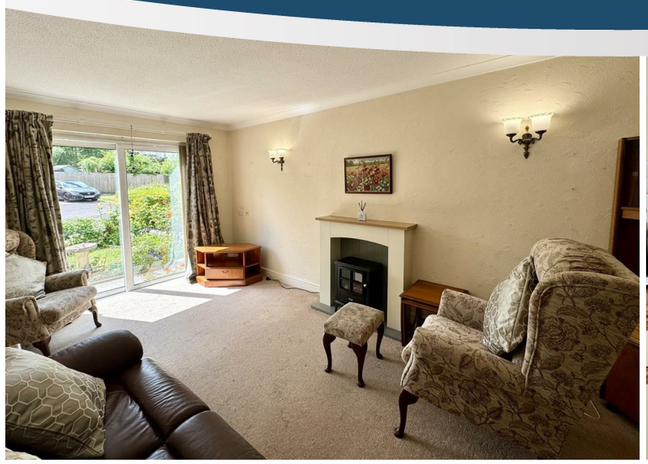
Moon & Co. are delighted to offer to the market this ground floor apartment within this popular and established retirement complex located in the heart of Chepstow, thus ensuring easy access to the town centre and local amenities.

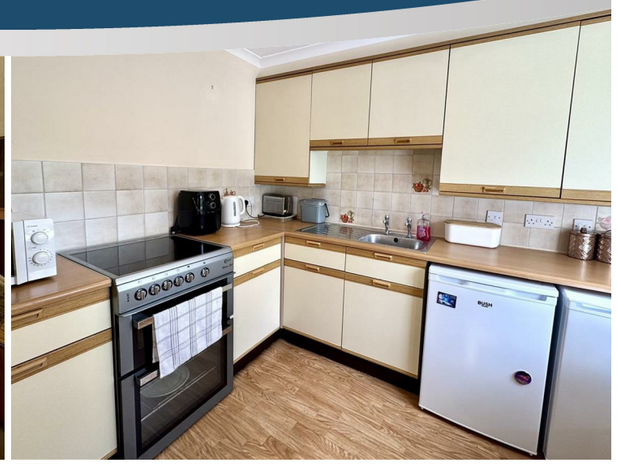
The apartment comprises reception hall, sitting room leading out to small patio area, kitchen, bedroom with built-in wardrobe and bathroom. Outside the property benefits from communal gardens and parking. This retirement complex also benefits from a residents' lounge, which is well utilised with many social activities, and the building is also warden controlled. Situated in Chepstow, there are a number of local amenities to include local shops, pubs and restaurants. There are good bus, road and rail links with the A48, M4 and M48 motorway networks to Newport, Cardiff and Bristol.

RECEPTION HALL
Useful storage cupboard and airing cupboard.

SITTING ROOM
5.03m x 3.03m (16'6" x 9'11")
Spacious reception room with sliding doors to patio area.

KITCHEN
2.81m x 2.28m (9'2" x 7'5")
Appointed with a matching range of base and eye level storage units with ample work surfacing over and tiled splashbacks. One bowl and drainer stainless steel sink unit with mixer tap. Space for freestanding cooker and two spaces for under counter white goods. Window to rear elevation.





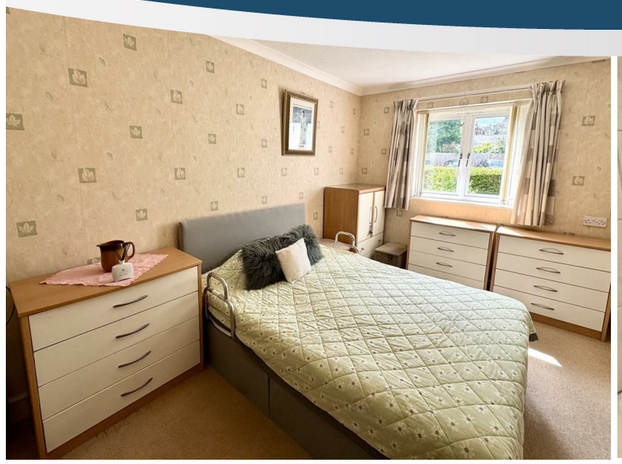
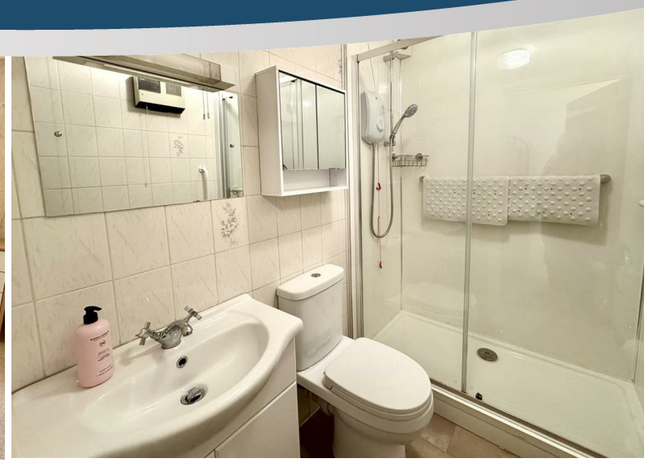
BEDROOM
4.19m x 2.82m (13'8" x 9'3")
A double bedroom with window to rear elevation. Built-in wardrobe.

SHOWER ROOM
Appointed with a three-piece suite to include low-level WC, vanity wash hand basin set over storage cupboard with mixer tap and step-in shower with electric shower over. Part-tiled walls.

COMMUNAL AREAS
The property benefits from a range of communal areas, to include a communal laundry, meeting room/living space where residents plan a varied number of social gatherings complete with kitchenette area.

GARDENS
Small patio area off the living/dining room which opens out on to the attractive and well kept communal gardens.

PARKING
The large communal private parking area is situated to the rear of the Restway Wall development which is for the use of residents and their guests only.

SERVICES
Mains water, electricity and drainage. Electric heating.
Service Charge - £237.91 pcm.

AGENTS NOTE
Please note residents must be aged over 55.