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 turn, where you will find the property immediately on your left.

Service charge £133.49 per calendar month.

TENURE - FREEHOLD

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

Ground Floor

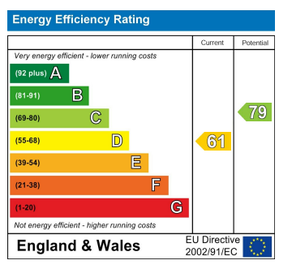
First Floor

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.



28 RESTWAY WALL, GARDEN CITY WAY, CHEPSTOW, NP16 5EF

2 1 1 D

£229,500

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

28 Restway Wall comprises of a light and airy semi-detached property situated 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 property briefly comprises entrance hall, cloakroom/WC, and living room which in turn leads to kitchen/dining room with access to the courtyard garden. To the first floor are two double bedrooms and modern shower room. Outside the property benefits from a private courtyard garden along with extensive communal gardens, and allocated parking. The property also benefits from warden assisted accommodation with safety pull cords fitted. Please note the current service charge is £130.00 PCM.

GROUND FLOOR

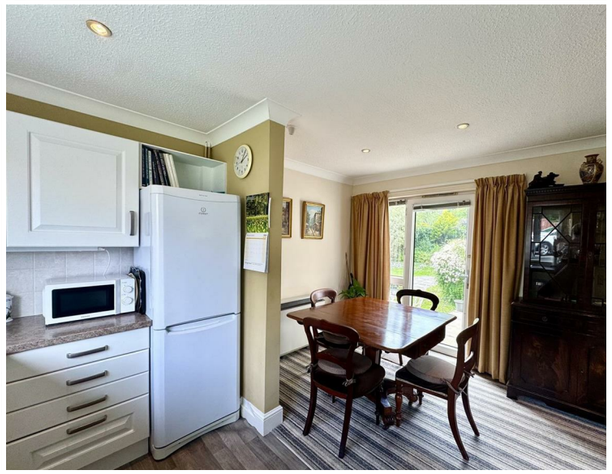
ENTRANCE HALL
With door to front elevation. Stairs to first floor.

CLOAKROOM/WC
With low-level WC and wall-mounted wash hand basin with mixer tap and tiled splashbacks. Frosted window to front elevation.

LIVING ROOM
4.89m x 3.21m (16'0" x 10'6")
Light and airy reception room with windows to front and side elevation. Feature fireplace with marble hearth and surround with electric fire.

DINING AREA
3.62m x 2.14m (11'10" x 7'0")
With full length window and a door leading out to the rear courtyard garden. Understairs storage cupboard. Open plan to: -

KITCHEN
3.62m x 1.88m (11'10" x 6'2")
Appointed with a matching range of base and eye level storage units with granite effect work-surfacing over and tiled splashbacks. Composite one bowl and drainer sink unit with mixer tap. Four ring electric hob with concealed extractor over and oven below. Integrated dishwasher and spaces for washing machine and full height fridge/freezer. Wooden effect flooring. Window to side elevation.



FIRST FLOOR STAIRS AND LANDING
Loft access point and storage cupboard.

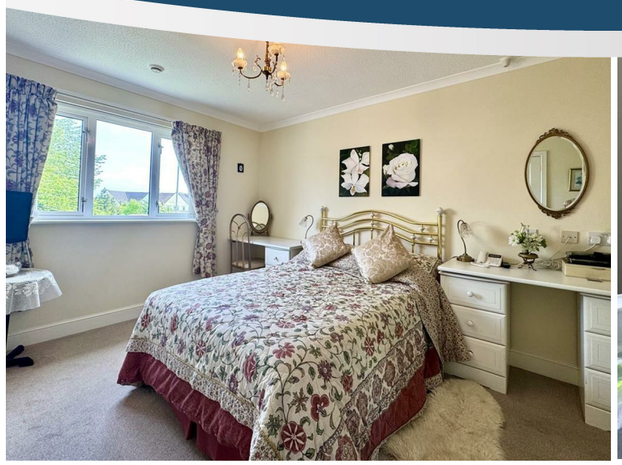
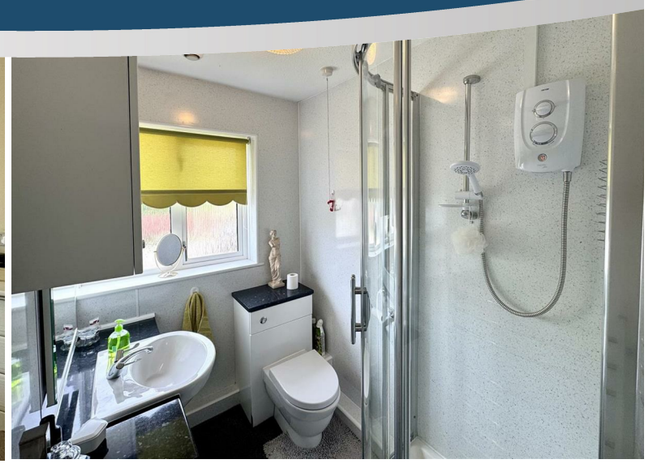
BEDROOM 1
4.15m x 3.13m (13'7" x 10'3")
A spacious and light double bedroom with window to side elevation and built-in wardrobe.

SHOWER ROOM
Updated shower room appointed with a three-piece suite to include corner shower unit with glass shower screen, electric shower over, inset low-level WC and vanity wash hand basin with Chrome mixer tap inset to vanity storage. Chrome heated tower rail. Panelled walls. Frosted window to side elevation.

BEDROOM 2
3.20m x 2.96m (10'5" x 9'8")
Lovely light and spacious double bedroom with window to front elevation and built-in wardrobe.

OUTSIDE
There is a pretty courtyard garden which is accessed from the dining room.

PARKING
Allocated parking at the communal car park.

AGENTS NOTE
Please note residents must be aged over 55.

SERVICES
Mains water, electricity and drainage. Electric heating.