

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.

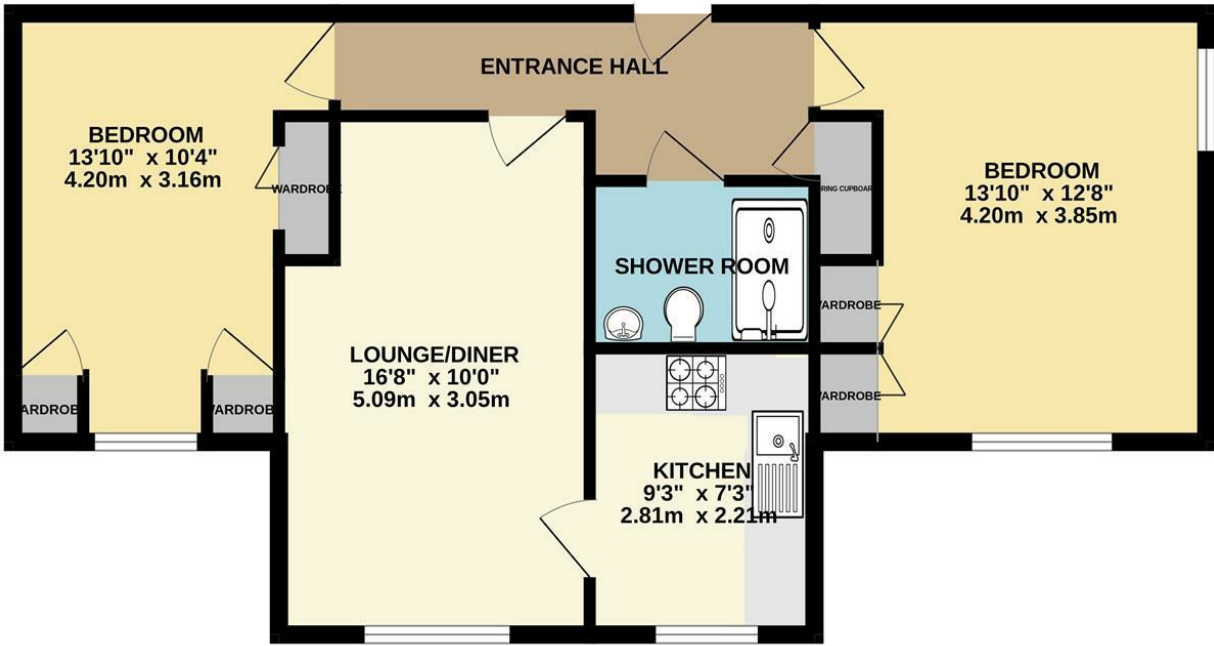
MAINTENANCE AND SERVICE CHARGE

Leasehold - 999 years from 1988.
Service Charge - currently £244.86 pcm.

TENURE - LEASEHOLD

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

GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.



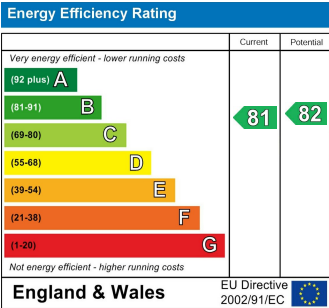
TOTAL FLOOR AREA : 638 sq.ft. (59.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



FLAT 16, RESTWAY WALL, GARDEN CITY WAY,
CHEPSTOW, MONMOUTHSHIRE, NP16 5EF

2 1 1 B

£189,950

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

This apartment at Restway Wall offers spacious accommodation within this sought after retirement complex. The purpose-built property benefits from a residential manager with emergency assistance. The property briefly comprises reception hall, living room, kitchen, two bedrooms and shower room and also benefits from the use of the communal laundry room and communal lounge.

Being situated in Chepstow, there are a number of local amenities to include doctor and dental surgeries, Chepstow community hospital, local shops and restaurants. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Newport, Cardiff and Bristol within commuting distance.

ENTRANCE HALL

With a handy storage cupboard.

SITTING ROOM

5.09m x 3.05m (16'8" x 10'0")

With uPVC window to the side elevation which overlooks the Port Wall.

KITCHEN

2.81m x 2.21m (9'2" x 7'3")

Fitted with a good range of eye and base level cupboards with a granite effect worksurface and tiled splashbacks. Inset stainless steel sink with chrome taps. Space for cooker and fridge/freezer. Window overlooking the Port Wall.

BEDROOM 1

4.20m x 3.85m (13'9" x 12'7")

Spacious double bedroom with dual aspect windows having views down towards the church and overlooking the Port Wall. Two built-in wardrobes.

BEDROOM 2

4.20m x 3.16m (13'9" x 10'4")

Window to side elevation overlooking the Port Wall. Fitted wardrobes and drawers plus built-in cupboard.

SHOWER ROOM

Comprising of a three-piece suite to include double shower unit with sliding shower door and electric shower, wash hand basin with chrome taps inset to vanity storage unit with marble effect worktop and low-level WC. Fully tiled walls.

PARKING

The 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.

AGENTS NOTE

Please note residents must be aged over 55.

SERVICES

Mains water and electricity are connected.

Council tax band C.

