

DIRECTIONS

From Chepstow high street, proceed up Moor Street to the junction turning right on to the A48. Continue along this road taking the first left turn to Bulwark, continuing along this road without deviation where at the roundabout you will find the property on your left hand side.

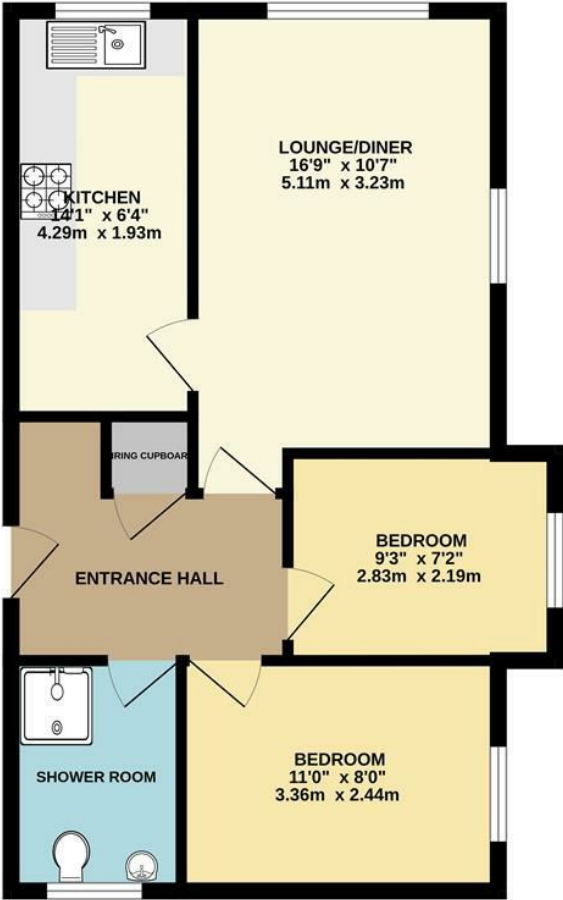
MAINTENANCE AND SERVICE CHARGE

Service charge £1,227.10 spread over 2 half yearly periods, £613.55 half year service charge.

TENURE - LEASEHOLD

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

GROUND FLOOR
531 sq.ft. (49.4 sq.m.) approx.

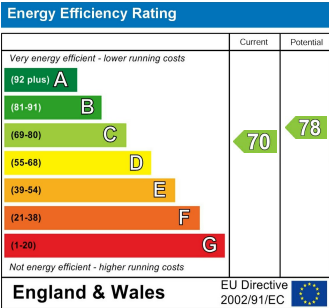


TOTAL FLOOR AREA : 531 sq.ft. (49.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.



7, MEADS COURT, BULWARK AVENUE, BULWARK,
CHEPSTOW, MONMOUTHSHIRE, NP16 5QE



£155,000

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

Offered to the market with the benefit of no onward chain this first floor two-bedroom apartment is situated in a popular and purpose built residential development on the outskirts of Chepstow town within walking distance to a range of amenities, yet being within easy reach of the motorway access perfect for the everyday commuter. The property has recently been renovated throughout and provides brand new flooring, neutral decor as well as a fully fitted modern kitchen and modern shower room. Furthermore the property has benefitted from brand new electric storage heaters throughout and uPVC double glazing. We would strongly recommend arranging an internal viewing to appreciate the standard of this property. It will no doubt suit a variety of markets to include first time buyers, professional couples, the retired market seeking low maintenance and convenient living or indeed as an excellent investment opportunity.

Being situated in Bulwark a range of local amenities are close at hand to include primary school, shops and pub, with a further range of facilities in nearby Chepstow town centre. There are good bus, road and rail links with the A48, M4 and M48 motorway networks, bringing Bristol, Cardiff and Newport all within commuting distance.

COMMUNAL HALL

With intercom and stairs leading to the first floor landing with internal door through to an inner corridor giving access to three apartments.

RECEPTION HALL

Welcoming reception hall with entrance door and intercom system. Built-in airing cupboard housing the immersion tank.

LIVING/DINING ROOM

5.11m x 3.23m (16'9" x 10'7")

A superb reception space providing plenty of room for living and dining, enjoying a dual aspect to both the front and the side elevations.

KITCHEN

4.29m x 1.93m (14'1" x 6'4")

Appointed with a matching range of base and eye-level storage units with laminate worktops and tiled splashbacks. One bowl and drainer stainless steel sink unit with taps. Four ring electric hob with extractor over and oven below. Space for full height fridge/freezer along with space and plumbing for washing machine. Window to front elevation.

BEDROOM 1

3.35m x 2.44m (11'0" x 8'0")

A good size double bedroom with window to the side elevation.

BEDROOM 2

2.82m x 2.18m (9'3" x 7'2")

A single bedroom or indeed a perfect study for the everyday home worker. Window to side elevation.

SHOWER ROOM

Comprising a neutral suite to include double width walk-in shower cubicle with brand new Mira sport electric shower unit, low-level WC, wash hand basin inset to vanity unit with mixer tap. Fully tiled walls and tiled flooring. Frosted window to the side elevation.

PARKING

Allocated parking for one vehicle at the communal car park.

SERVICES

Mains electricity, water and drainage. Electric heating.

AGENTS NOTE

Service charge £1,227.10 spread over 2 half yearly periods, £613.55 half year service charge.

