



DIRECTIONS

From our Chepstow office, proceed on foot up the High Street, through the town arch heading up Moor Street, where you will find the property on the left hand side just past Cymru Kitchens.

SERVICES

Mains electricity and water and drainage. Economy 10 heating system.

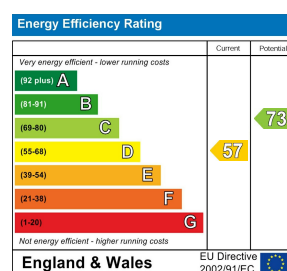
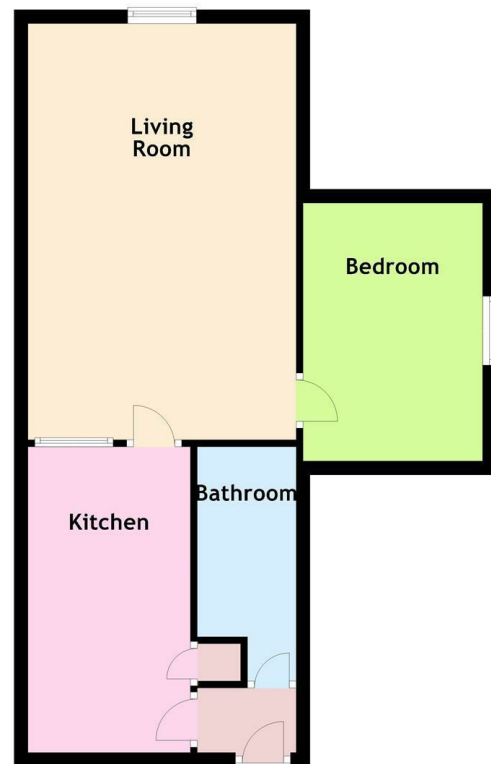
2021/2022 Council Tax Band C

MAINTENANCE AND SERVICE CHARGE

The service charge for the flat will be £400 per quarter.

TENURE -

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



APARTMENT 2, 3 MOOR STREET, CHEPSTOW, MONMOUTHSHIRE, NP16 5DF



ASKING PRICE £140,000

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. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and furnishing.

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 and Moon and Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Moon & Co are pleased to offer to the market this spacious first floor apartment which has been finished to a high standard and comprises entrance hall, living room, one double bedroom, bathroom with built-in shower and kitchen/dining room with integrated appliances. The property also has the benefit of economy 10 heating on water fed radiators and an allocated parking space in a secure car park with electric entry gates.

The property is ideally situated in the centre of Chepstow town which has an abundance of local facilities to include, shops, pubs and restaurants and is within walking distance of the train and bus stations. There are good road links with the A48, M48 and M4 motorway networks bringing Bristol, Newport and Cardiff within easy commuting distance.

HALL

The property is accessed via a communal door with stairs leading to the first floor. The small entrance hall has an intercom entry phone and alarm control panel with space for coat storage. Door to kitchen/breakfast room and bathroom.

KITCHEN/BREAKFAST ROOM

4.27x2.59 (14'0"x8'6")

A spacious kitchen/breakfast room with a range of base and eye level kitchen units with granite effect worktops. Integrated single oven and grill and four ring ceramic hob with extractor hood over. Also includes fridge/freezer and washing machine. Single drainer sink with chrome mixer tap. Ceiling extractor fan. Airing cupboard, Tiled flooring. Door to living room.

LIVING ROOM

6.05x3.89 (19'10"x12'9")

A spacious reception with track spotlighting and single glazed sash window to rear elevation. Door to bedroom.

BEDROOM

3.71x2.57 (12'2"x8'5")

A double bedroom with single glazed wooden sash window to side elevation.

BATHROOM

Comprising a white suite to include panelled bath with built-in shower over, low level WC and pedestal wash hand basin. Heated towel rail and extractor fan. Part tiling to walls and tiled floor.

PARKING

The property has one allocated parking space to the rear in a secure car park with remote controlled electric gate.

