



27 Severn Quay, Lower Church Street Chepstow NP16 5HJ

**£505,000** Leasehold





## Severn Quay, Lower Church Street Chepstow NP16 5HJ

Severn Quay has been designed with integrity and passion. Once the historical focus for ship building, the potential of this prime waterfront region was recognised and the skills of a dedicated team of architects, designers, surveyors and developers have combined to create a new landmark destination.

Rising up from the riverbank, the bold architectural statement combines the sleek perpendicular lines of glass, steel and stone with a broad, horizontal sweep of creative landscaping. 7Q both complements and contrasts with the natural swirling river that flows alongside; it captures the light through reflective surfaces and wide open boulevards; it invites exploration and appreciation. 7Q is a marriage of form and function that is both visually appealing and answers its brief: to provide superb new homes in a distinct and desirable location.

This new development is simply extraordinary. 7Q offers a remarkable variety of accommodation from a compact 'pied-à-terre' to a spacious 3-storey townhouse. Choose a stunning, open plan duplex or a top floor penthouse with floor to ceiling windows, a wrap-around balcony and far-reaching views across the river.

Each new home offers space in abundance - from open plan living areas, built-in dressing rooms and generous and discreet storage cupboards. Many homes provide

\*Please note that the internal images of the property are for example purposes only.



### Special Features

- \*Designer kitchens
- \*Bespoke frameless door shower enclosure
- \*Bespoke home automation package available\*
- \*Thermally efficient zoned controlled underfloor heating
- \*Integrated security system
- \*Finished optional timber flooring
- \*Tegula paved driveway (where applicable)
- \*Large format Porcelain flooring to ground floor in Townhouse and to kitchen, living and hall in Apartments
- \*Timber decking to private terraces and balconies
- \*Allocated parking to all units

### Additional Information

\*Please note that the internal images of the property are for example purposes only and may not be the that of the actual property shown. Internal inspection of each property is required to ascertain the exact internal layout and facilities.

### Wye Apartments

These stunning and spacious apartments offer true luxury living. Located on Chepstow's scenic waterfront they enjoy spectacular views across the Wye River.

This unique building contains one and two bedroom apartments and exceptional duplexes and penthouses all of which offer generously sized living and bedroom areas and outdoor terraces or roof terraces. Atriums and voids on the hallways with glass roofs allowing light to flow through the building.

Parking is provided beneath the building for owners of apartments.





## Distances

### From 7Q by road to:

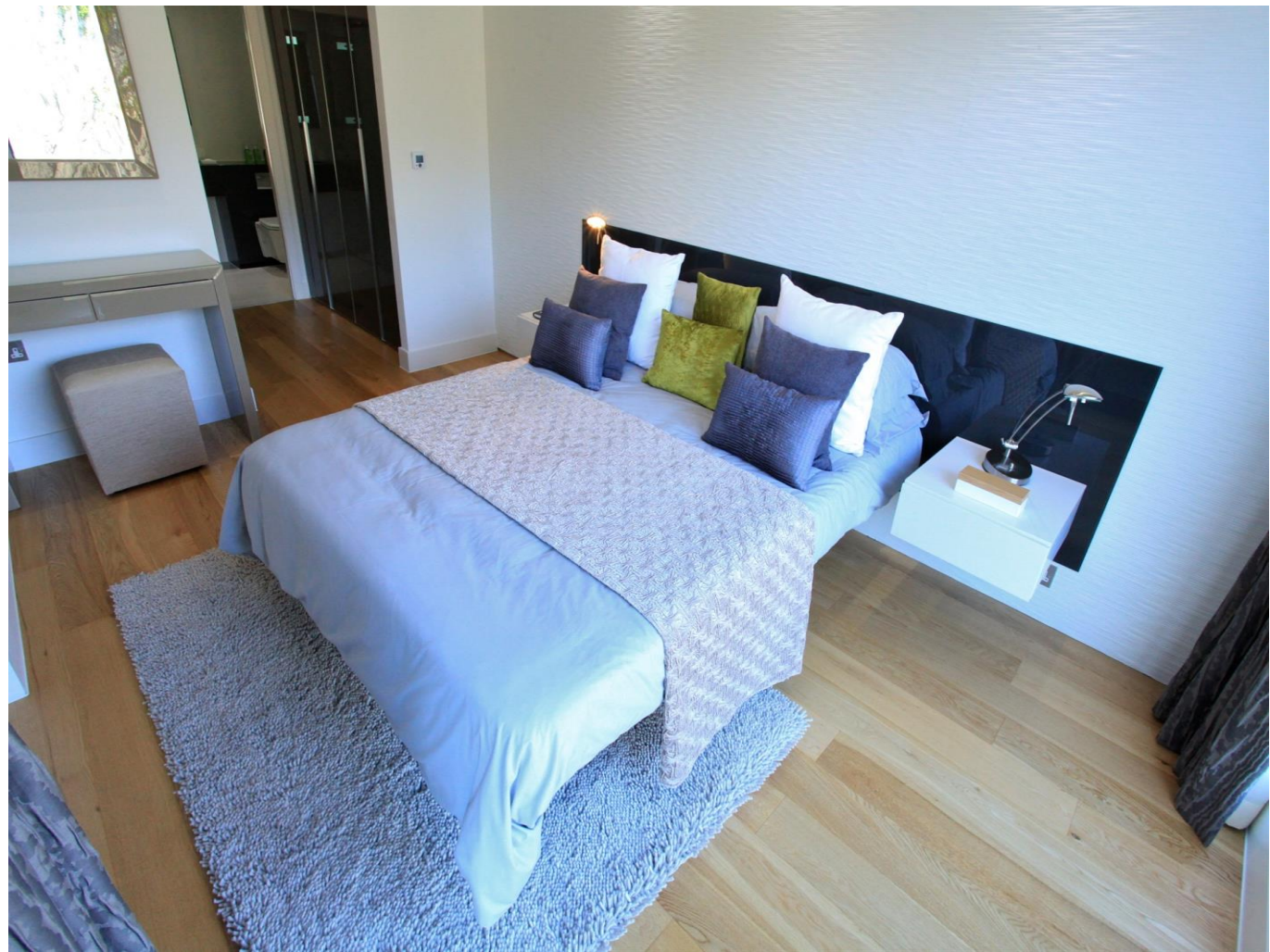
Cardiff 39 mins 31 miles  
Newport 25 mins 20 miles  
Swansea 1 hr 16 mins 68 miles  
Bristol 26 mins 18 miles  
Bristol Airport 39 mins 30 miles  
Gloucester 41 mins 29 miles  
Heathrow Airport 1 hr 30 mins 110 miles  
London (Marble Arch) 2 hr 29 mins 125 miles

### From Bristol Parkway by rail to:

Birmingham New Street 1 hr 12 mins  
London Paddington 1 hr 20 mins  
Manchester Piccadilly 2 hr 48 mins

### From Chepstow by rail to:

Cardiff Central 35 mins  
Swansea 1 hr 44 mins  
Gloucester 26 mins  
Cheltenham Spa 37 mins



## Please Note:

Peter Alan Estate Agents have a duty of care to all of it's vendors to ensure that any potential purchaser is in a position, financially, to be able complete a required purchase. This will therefore mean that all offers put forward to our vendors will have to be verified by one of our qualified Mortgage Service Consultants.







## 1 Bank Street, CHEPSTOW, Gwent, NP16 5EL

EPC Rating: Exempt

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

Property Ref:CPW100029 - 0004



**Note:** While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. **Tenure:** We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.