

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 4 Hollins Close

, Chepstow, NP16 5HY

No onward chain £134,950



1



1



1



D

Nestled in the charming town of Chepstow, this purpose-built first floor apartment is conveniently located. Boasting its own entrance through a ground floor reception hall, the apartment leads up a staircase to a first floor landing



## Description

Nestled in the charming town of Chepstow, this purpose-built first floor apartment is conveniently located. Boasting its own entrance through a ground floor reception hall, the apartment leads up a staircase to a first floor landing. From there, you'll find a spacious living room that seamlessly flows into the kitchen breakfast area, with two large windows providing picturesque views of Chepstow Castle. Off the living room is a cosy bedroom and a convenient shower room. Though the property may require some tender loving care, it presents the perfect opportunity to put your own personal touch and truly make it your own. There is also residents parking available via Monmouthshire County Council.

There are plenty of shops, bars, cafes and restaurants as well as good junior and comprehensive schools within walking distance. Chepstow is known as the gateway to the Wye Valley, itself a designated area of outstanding natural beauty. For those that enjoy the outdoors, there are many walks in the area including the Wye Valley Walk, which starts a short distance away at Chepstow Leisure Centre and Wales coastal footpath which starts in Chepstow and follows the coastline all the way to North Wales.

For the commuter, there are excellent road networks close by plus bus and rail links to be found in Chepstow. All of which bring Newport, Cardiff, Bristol, Gloucester and Cheltenham within commuting distance.

## Reception Hall

Approached via glazed door. Window to side elevation. Stairs to living room.

## Living room 12 x 8'09 (3.66m x 2.67m)

Living flame gas fire. Wall mounted electric heater. Large cupboard with hot water immersion heater. Window to rear elevation with views towards Chepstow Castle. Open to Kitchen. Doors off.

## Kitchen 11'3 x 8'2 (3.43m x 2.49m)

Range of base units with work surfaces and tile splash backs. One and half bowl stainless steel sink. Space for cooker. Plumbing and space for automatic washing machine. Large storage cupboard. Panelled radiator.

## Bedroom 10 max x 7'02 max (3.05m max x 2.18m max)

Built in wardrobe. Wall mounted electric heater. Window to front elevation.

## Shower Room

Low level W.C. with dual pushbutton flush. Wash hand basin with chrome mixer tap. Corner enclosure with electric shower. Part tiling to walls. Part tongue and groove to walls and ceiling. Panelled radiator. Velux roof window to rear elevation.

## Parking

Residents permit available via Monmouthshire County Council.

## Council Tax Band - B

## Tenure - Leasehold

Lease 125 years from 17th September 1990. 90 years remaining.

Ground rent is £10 per annum.

Service charges £130 per annum approximately.

## Material Information

Mains gas supply available at property but has been capped off. Electric heating and water. Mains electricity. Mains water and drainage.

We are informed the property is of standard construction.

Broadband and mobile coverage.

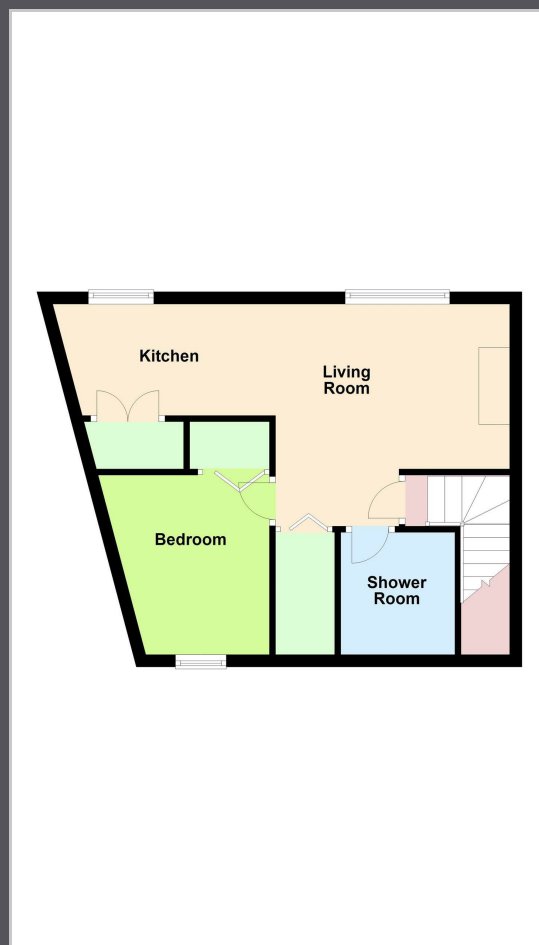
Please check the Ofcom website for broadband and mobile coverage:

<https://checker.ofcom.org.uk/>

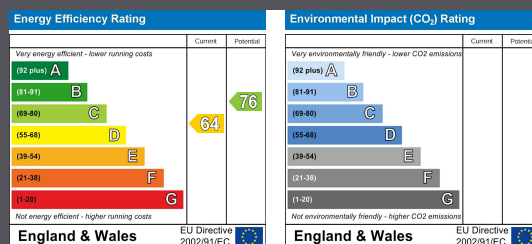
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Riverside Court, Chepstow, Monmouthshire, NP16 5UH

Tel: 01291 418418 Email: [info@houseandhomesales.co.uk](mailto:info@houseandhomesales.co.uk) [www.houseandhomesales.co.uk](http://www.houseandhomesales.co.uk)