

H & H

HOUSE & HOME
PROPERTY AGENTS



Apartment 3 Harlech Court

Vauxhall Lane, Chepstow, NP16 5PZ

£249,950



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Description

Boasting a generous layout, this first-floor apartment features a spacious reception hall that leads into a stunning open-plan kitchen, dining, and living area. The kitchen is well-equipped with a range of integrated appliances. There are two double bedrooms, with one offering the convenience of an en-suite bathroom. Additionally, there is a separate shower room available for guests to use. The apartment is equipped with a gas combination boiler that provides hot water and underfloor heating throughout, ensuring comfort and convenience. There is also a shared garage and parking space.

Situated a short distance from the historic market town of Chepstow with its attendant range of facilities, there are also good junior and comprehensive schools nearby. 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 up to North Wales.

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

Communal Reception hall and Staircase

Approached via double glazed door. Intercom entry system. Stairs and half landing to first floor. Full height glass block feature wall which lets plenty of natural light in to the stairwell. Door to reception hall.

Reception Hall

Intercom entry system. Engineered oak flooring with underfloor heating. Cupboard housing wall mounted gas combination boiler and plumbing for automatic washing machine. Doors off.

Open Plan Kitchen Dining Living Room

23'07 max x 13 max (7.19m max x 3.96m max)

All with inset spotlighting. The kitchen area is fitted with a matching range of base and eye level storage units, glass fronted display cabinets and wine rack. Single drainer stainless steel sink and mixer tap set into solid wooden work surfaces all with tile splash backs. Built in fan assisted electric oven. Built in microwave. Four ring gas hob set into work surface with tile splash back, extractor hood and lighting over. Integrated dishwasher. UPVC double glazed window to front elevation. Open to the living dining space. Engineered oak flooring throughout all with underfloor heating. UPVC double glazed window to the side elevation. Full height UPVC double glazed window and door to Juliet balcony with views.

Bedroom One

12'05 x 9'07 (3.78m x 2.92m)

Freestanding wardrobe to remain. Engineered oak flooring with underfloor heating. UPVC double glazed window to side elevation. Door to en-suite bathroom.

En-Suite Bathroom

Extractor. Low level W.C. Pedestal wash hand basin with chrome mixer tap. Mirror light and shaver point over. Bath with chrome mixer tap and shower attachment over plus glazed shower screen. Travertine tiling walls. Travertine tiling to floor with underfloor heating.

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Bedroom Two

12'09 max x 9'01 (3.89m max x 2.77m)

Engineered oak flooring with underfloor heating. Full height UPVC double glazed window to side.

Shower Room

Extractor. Low level W.C. Pedestal wash hand basin with chrome mixer tap. Mirror light and shaver point over. Step in enclosure with mains fed shower. Travertine tiling walls. Travertine tiling to floor with underfloor heating. Chrome electric towel radiator.

Garage and Parking

Shared garage with remote electric door. Parking for one vehicle to front.

Material Information

Tenure - Leasehold 999 years from 25.04.2014

Ground rent - £150 per annum.

Under the terms of the lease Maintenance charges are shared between the 8 apartments on an ad hoc basis.

Council Tax Band - D

Mains gas. Mains electricity. Mains water. Mains drainage.

We are informed the property is standard construction.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>



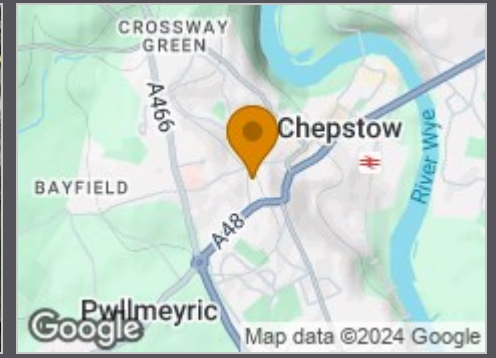
Road Map



Hybrid Map



Terrain Map



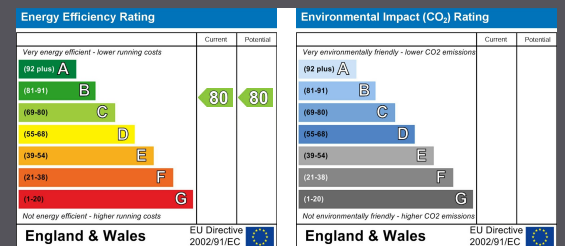
Floor Plan



Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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