



DIRECTIONS

From our Chepstow office proceed up the High Street, through the town arch onto Moor Street continuing to the 'T' junction with the A48. Turn left down the hill, taking the first right turn before the old town wall onto Garden City Way. Take the first right into the communal parking area at the rear of Restway Wall.

SERVICES

Mains water, drainage and electricity.

Service Charge is approximately £155.45 per calendar month

TENURE - LEASEHOLD

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

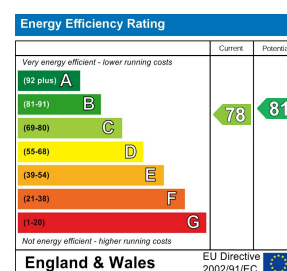


**21 RESTWAY WALL GARDEN CITY WAY,
CHEPSTOW, MONMOUTHSHIRE, NP16 5EF**



£185,000

**Sales: 01291 629292
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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. 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 S. Room sizes should not be relied upon for carpets and finishes.

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 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 regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Moon & Co are delighted to offer to the market this well presented second floor apartment, situated within this ever popular assisted living site. The property is accessed via communal hallway with lift to the apartment. Internally the property is beautifully presented throughout, having been recently redecorated, with new carpets, and updated fittings. With two bedrooms, living room, kitchen and shower room. Outside the property benefits from off road parking and well maintained communal gardens. An additional benefit of the property are the internal communal areas, including a meeting/living room with kitchenette, laundry room and visitors' WC.

Chepstow Town Centre is a short walk away with a wide range of local shops, pubs and restaurants.

RECEPTION HALL

With loft access point and electric radiator. Airing cupboard.

LIVING ROOM

15'9" x 10'1"

With uPVC double glazed window overlooking communal gardens and electric radiator. Access to kitchen.

KITCHEN

9'2" x 7'5"

Appointed with a matching range of base and eyelevel storage units with wood effect worktops. With space for cooker and washing machine. Inset stainless steel one bowl and drainer sink unit with chrome mixer tap. Tiled splashbacks and vinyl flooring. uPVC double glazed window to side elevation.

BEDROOM 2

14' x 8'6"

A double bedroom with uPVC double glazed window overlooking communal gardens and electric radiator. The room could also be utilised as formal dining room.

SHOWER ROOM

Recently updated to a high standard and including low-level WC, wash hand basin with chrome mixer tap, inset into vanity unit and double shower cubicle with electric Triton shower over. With tiled walls, chrome heated towel rail and vinyl flooring.

BEDROOM 1

13'10" x 8'9"

A double bedroom with uPVC double glazed window to front elevation, overlooking gardens and with double fitted storage cupboard and electric heater.

OUTSIDE

The property benefits from well maintained communal gardens with well stocked beds and borders, as well as mature shrubs and trees. With allocated parking space.

COMMUNAL AREAS

The property benefits from a range of communal areas, to include a communal laundry, meeting room/living space where residents plan a varied number of social gatherings complete with kitchenette area. The communal hallways lift space and staircases are all immaculately maintained throughout.

