



DIRECTIONS

From our Chepstow office proceed over the old Wye Bridge and continue up the hill towards Tutshill. At the mini-roundabouts you will see the apartment in front of you.

SERVICES

All mains services are connected to include gas central heating.

2021/2022 Council Tax Band A.

125 yr Lease commencing 21/05/2017. Annual Ground Rent £150.00. Estimated Service Charge for 2021 was £420.00.

TENURE - LEASEHOLD

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



FLAT 3 CROSS KEYS COURT COLEFORD ROAD, TUTSHILL, CHEPSTOW, NP16 7FB



£165,000

Sales: 01291 629292

E: sales@thinkmoon.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 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.

A superb conversion of a former landmark public house located in the popular area of Tutshill, near Chepstow, benefiting from a good range of facilities including convenience store approximately 100 metres away, doctors surgery, well renowned butchers, whilst being only one mile from the historic town of Chepstow with its attendant range of facilities. Bus and rail links can also be found here as well as the A48, M48 and M4 motorway network bringing Newport, Cardiff and Bristol within easy commuting distance. This tastefully appointed apartment comprises open plan kitchen/dining/living space, the kitchen with fully integrated appliances, inner hallway giving access to two double bedrooms and modern bathroom. Outside allocated parking as well as visitor parking.

OPEN PLAN KITCHEN/DINING/LIVING SPACE

17'11 x 11'

Accessed via obscure uPVC glazed and panelled door. Modern range of base and eye level storage units. Integrated appliances include oven, electric hob, dishwasher, washing machine, tumble dryer and full height fridge/freezer. uPVC triple glazed window to front elevation. Door to inner hallway.

INNER HALLWAY

Access to both bedrooms and bathroom.

BEDROOM 1

13'11 x 12'3 maximum measurement

uPVC double glazed window to rear elevation.

BEDROOM 2

11'6 x 9'6

Vaulted ceiling. uPVC triple glazed window to front elevation. Double glazed velux roof window.

BATHROOM

Appointed with a modern white suite to include low level WC, pedestal wash hand basin, bath with glazed shower door and shower over. Heated towel rail.

OUTSIDE

Allocated parking space to the rear of the property plus visitor's parking to rear and front elevations. Planted landscaping and cycle shed with racks.

