



### DIRECTIONS

From our Chepstow office proceed up the Moor Street turning left onto the A48. Continue down the hill turning right at the traffic lights passing Tesco's on your left hand side, take the next available right where at the end of this road on the right hand side you will find the property.

### SERVICES

All mains services are connected, to include main gas central heating.

### TENURE - FREEHOLD

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

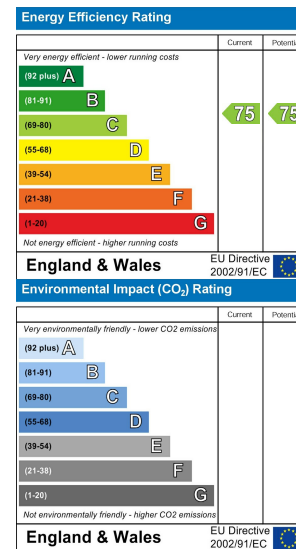


## THE BERKELEY CENTRE, STATION ROAD, CHEPSTOW, MONMOUTHSHIRE, NP16 5PB

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£500,000

Sales: 01291 629292  
E: sales@thinkmoon.co.uk



**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. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**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 not 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 regulations or consent.

Moon & Co. are delighted to offer to the market a superb investment opportunity, situated in Chepstow Town Centre. The Berkeley Centre is currently utilised as part commercial and part residential and now has full planning permission (Planning Reference No: DM/2023/00201) to convert to three separate apartments. The top floor apartment is near completion and currently offers three bedrooms, open plan kitchen/living/dining space and updated bathroom. The ground floor offers WC facilities, two work rooms and additional reception room, with the lower ground floor again part converted and offering a one bedroom apartment with kitchen and bathroom. Outside the property benefits from spacious private gardens.

The planning permission allows for the property to comprise a lower ground floor to ground floor house consisting of two bedrooms, kitchen, living area and with the potential to add en-suite and dressing room/study space as well as the existing conservatory and the benefit of the private gardens. The ground floor apartment would comprise a two bedroom apartment with open plan kitchen/living/dining area and bathroom. The first floor apartment, which is already near completion, consists of the aforementioned three bedrooms, bathroom, kitchen and living space.

Once completed the individual units would offer an investment buyer the opportunity to sell the properties and generate a positive equitable rise, rent the properties out on a short term tenancy basis or alternatively to utilise the completed properties for holiday let with high demand in the local area.

Being situated in Chepstow Town Centre with high demand for residential properties and in a convenient location a short walk from the Chepstow bus and train stations, with a further range of facilities including primary and secondary schools, shops, pubs and restaurants, as well as doctor and dental surgeries. There are good bus, road and rail links with A48, M4 and M48 motorway networks bringing Bristol, Newport and Cardiff all within commuting distance.

#### **BEDROOM**

**4.41m x 4.39m (14'5" x 14'4")**

A spacious double bedroom with storage cupboard and double doors to conservatory.

#### **STOREROOM**

**4.37m x 3.8m (14'4" x 12'5")**

A spacious area which could be further utilised as additional bedroom or reception room, if a window was added.

#### **STORE CUPBOARD**

A sizeable store cupboard which could be further utilised as en-suite subject to necessary plumbing and potential addition of a window.

#### **CONSERVATORY**

A generous conservatory with vinyl flooring and uPVC double glazed French doors leading to the garden.

#### **OUTSIDE**

The rear garden offers a low maintenance space to enjoy, predominately laid to brick paving and paving slabs with well stocked beds and borders. With ramped access leading to the front of the property and storage room.

#### **SERVICES**

All mains services are connected, to include main gas central heating.



**OFFICE ROOM**  
**4.13m x 3.61m (13'6" x 11'10")**

With uPVC double glazed window to side elevation. Storage cupboard.

**GROUND FLOOR APARTMENT**

**KITCHEN**  
**3.69m x 2.71m (12'1" x 8'10")**

Currently utilised as kitchen area with tiled walls and vinyl flooring. Washstand with stainless steel sink and drainer with chrome taps.

**BATHROOM**

Comprising a modern three-piece white suite to include low level WC, wash hand basin with black mixer tap inset into vanity unit and panelled bath with black mixer tap. Part tiled walls and tiled flooring. Black heated towel rail. Frosted uPVC double glazed window to rear elevation.



**FIRST FLOOR APARTMENT**

**RECEPTION AREA**

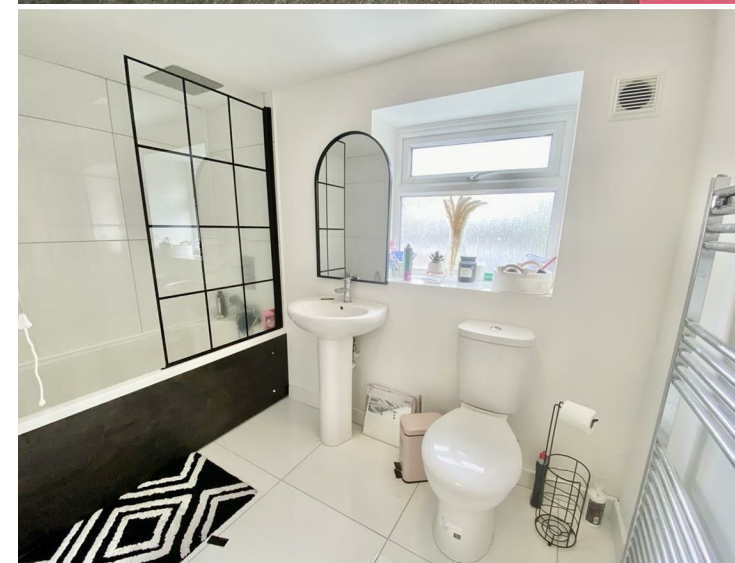
With high gloss porcelain tiled flooring and storage cupboard.

**KITCHEN/DINING AREA**  
**4.02m x 2.59m (13'2" x 8'5")**

Appointed with a modern range of base and eye level storage units with granite effect worktops and inset one bowl and drainer stainless steel sink unit with chrome mixer tap. Fitted appliances include inset four ring hob with extractor over and electric fan assisted oven below. Space for fridge/freezer and dishwasher. Cupboard offering space for washing machine and tumble dryer. Porcelain tiled flooring. Glazed sliding doors leading to :-

**LIVING AREA**  
**4.74m x 4.35m (15'6" x 14'3")**

A spacious reception room with three uPVC windows on two elevations flooding in natural light. Porcelain tiled flooring continued.



**BEDROOM 1**  
**3.83m x 3.69m (12'6" x 12'1")**

A spacious double bedroom with uPVC double glazed window to rear elevation. Porcelain tiled flooring.

**BEDROOM TWO**  
**3.74m x 3.07m (12'3" x 10'0")**

A double bedroom with uPVC double glazed window to front elevation.

**BEDROOM THREE**  
**3.97m x 2.48m (13'0" x 8'1")**

A spacious bedroom with timber sash window to front elevation.

**FAMILY BATHROOM**

Appointed with a modern three-piece white suite to include low level WC, pedestal wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap and shower attachment as well as inset deluge head shower over. Chrome heated towel rail. Part tiled walls and porcelain tiled flooring. Frosted uPVC double glazed window to side elevation.

**GROUND FLOOR COMMERCIAL UNIT WITH PLANNING**

**RECEPTION HALL**

With aluminium powder coated front door. Porcelain tiled flooring. Access to two WC's

**WC 1**

Comprising a two-piece white suite to include low level WC and wash hand basin with chrome mixer tap inset into vanity unit. Fully tiled walls. Frosted uPVC double glazed window to rear elevation.

**WC 2**

Comprising a two-piece white suite to include low level WC and wash hand basin with chrome mixer tap inset into vanity unit. Fully tiled walls. Frosted uPVC double glazed window to rear elevation.

**WORK ROOM 1**

**5.67m x 3.33m (18'7" x 10'11")**

With two windows and door to front elevation. Vinyl flooring. Storage cupboard.

**WORK ROOM 2**

**9.92m x 4.37m (32'6" x 14'4")**

With two uPVC double glazed windows to side elevation. Vinyl flooring.

