



DIRECTIONS

From our Chepstow office, proceed up Welsh Street, taking the third turning on your left into Mount Way, then left into The Mount, where you will see the electric entrance gates in front of you. Proceed to the main courtyard, where you will find number 12 on your right hand side.

SERVICES

Mains water, electricity and drainage, electric central heating.
Council Tax Band E

MAINTENANCE AND SERVICE CHARGE

The charges are approximately £2,624.40 per annum (paid bi-annually).

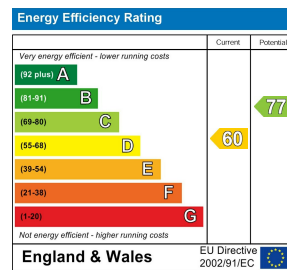
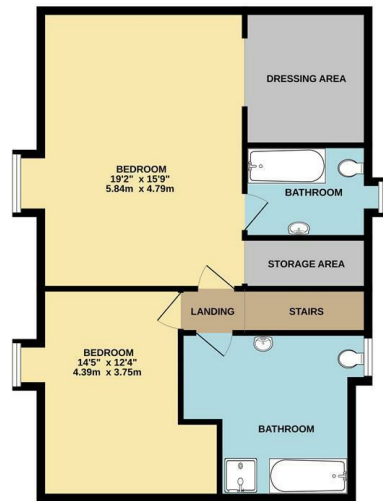
TENURE - LEASEHOLD - SHARE OF FREEHOLD

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



GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.

1ST FLOOR
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA: 1510 sq.ft. (140.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over time.
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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. 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.



12, THE ORCHARD HOUSE, THE MOUNT, MOUNT WAY, CHEPSTOW, MONMOUTHSHIRE, NP16 5UJ



£349,950

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

12 The Orchard House, offers a spacious and stylish first floor duplex apartment, situated within the grounds of a Grade II listed mansion. The property forms part of a private, gated development, surrounded by stunning, landscaped communal gardens with commanding views across Chepstow and the lower Wye Valley. The Mount is conveniently located within walking distance of the town centre, and the wide range of amenities that Chepstow has to offer. There are also good bus, road and rail links close by, with the A48, M48 and M4 motorway networks bringing Newport, Cardiff and Bristol all within commuting distance.

The stunning entrance through the electric gates leads you under the arch and into the central courtyard where there is allocated parking for residents along with visitor parking. The apartment itself comprises of a generous and light sitting room, open to the dining area and kitchen, a spacious utility room with WC and the third bedroom to the ground floor. On the first floor you will find the impressive principal bedroom with en-suite bathroom and dressing area, the main bathroom and a further double bedroom.

COMMUNAL ENTRANCE HALL

Approached via panelled door. Stairs with window to rear garden, half landing to first floor

RECEPTION HALL

Welcoming reception hall with access to ground floor rooms and window to front elevation. Airing cupboard. Stairs to first floor.

LIVING/DINING ROOM

7.62m, 2.13m x 5.84m maximum l shape (24'11", 6'11" x 19'1" maximum l shape)

A most impressive principal reception room of very generous proportions, indeed the largest within this duplex

development. The spacious and light, L shaped room benefits from two windows overlooking the rear gardens, a window in the dining area with views towards Chepstow town centre and beyond.

KITCHEN

3.07m x 2.90m (10'0" x 9'6")

With an extensive range of modern base and eye level storage units with ample work surfacing over, with concealed work top lighting. Inset one and a half bowl sink unit, half tiled finish to splash backs. Built in appliances to include, four ring electric hob with built-in oven, integrated fridge/freezer and dishwasher. Window to front elevation with views towards Chepstow and the River Wye.

BEDROOM 3/STUDY

3.10m x 3.05m (10'2" x 10'0")

A double bedroom, which could also be utilised as a home office or formal dining room. With window overlooking the rear communal gardens.

UTILITY ROOM/CLOAKROOM/WC

3.05m x 2.49m (10'0" x 8'2")

A useful combination of large utility room with single drainer sink unit, space for washing machine and tumble dryer and storage units with window to front elevation. Along with low level WC and wash hand basin.

FIRST FLOOR STAIRS AND LANDING

PRINCIPAL BEDROOM

5.79m x 4.29m (18'11" x 14'0")

The spacious principal bedroom is particularly impressive and the perfect space to relax, and features a walk in dressing room, along with a separate storage area. Window to the rear elevation and access to;

EN-SUITE BATHROOM

Appointed with a three-piece suite comprising panelled bath, low level WC and wash hand basin. Window to front elevation.

BEDROOM TWO

4.39m x 3.05m (14'4" x 10'0")

A double bedroom with handy recess for storage, with window to rear elevation.

BATHROOM

3.53m x 3.40m (11'6" x 11'1")

A generously proportioned bathroom with panelled bath, step-in shower cubicle, low level WC and wash hand basin. Window to front elevation.

PARKING

The property benefits from one allocated parking space, in the courtyard. There is also additional parking in the guest overflow parking area.

GARDENS & GROUNDS

The Mount enjoys communal gardens, extensively laid to lawn to the rear, enjoying a sunny and secluded aspect and to the front of the main building, commanding views across Chepstow and the lower Wye Valley.

SERVICES

Mains water, electricity and drainage, electric central heating.

