



DIRECTIONS

From our Chepstow office proceed up the High Street on foot turning left before the town arch, passing Peacocks on your left hand side. On reaching the road cross over into Garden City Way where you will find Restway Wall on the right hand side.

SERVICES

Mains water, drainage and electricity.
Council Tax Band C.

MAINTENANCE AND SERVICE CHARGE

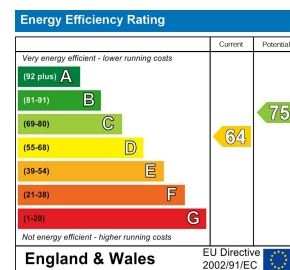
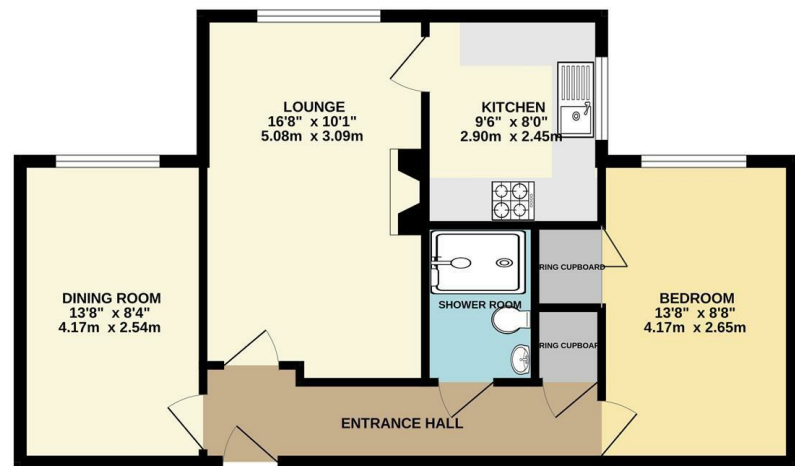
Service Charge is approximately £202.19 per calendar month.

TENURE - LEASEHOLD

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



GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA: 596 sq.ft. (55.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their quality or efficiency can be given.
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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.



FLAT 20, RESTWAY WALL GARDEN CITY WAY, CHEPSTOW, MONMOUTHSHIRE, NP16 5EF



£199,950

Sales: 01291 629292
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20 Restway Wall offers spacious accommodation within this sought after retirement complex. The purpose built property benefits from a residential manager with emergency assistance. The property briefly comprises reception hall, living room, kitchen, 2 bedrooms and bathroom. The property also benefits from the use of the communal laundry room and communal lounge.

Being situated in Chepstow, there are a number of local amenities to include doctors and dental surgeries, Chepstow community hospital, local shops and restaurants. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Newport, Cardiff and Bristol within commuting distance.

ENTRANCE HALL

Storage cupboard and loft access point.

SITTING ROOM

4.7m x 3m (15'5" x 9'10")

With window overlooking the historic Chepstow port walls and views over Chepstow and countryside. Feature fireplace. Leading to :-

KITCHEN

2.2m x 2.7m (7'2" x 8'10")

Appointed with a matching range of base and eye level storage units with granite effect work surfacing over. Tiled splashbacks. Inset 4 ring electric hob with concealed extractor over and electric oven below. Space for fridge/freezer and washing machine. Stainless steel sink and drainer unit with chrome mixer tap. uPVC window to side elevation.

DINING ROOM/BEDROOM 2

2.57 x 4.2m (8'5" x 13'9")

Window to front, overlooking Chepstow's port wall.

BEDROOM 1

2.65m x 4.2m (8'8" x 13'9")

Built-in wardrobe. Window to front elevation with views over Chepstow and the historic port wall.

SHOWER ROOM

Appointed with a three piece suite to include wash hand basin inset into vanity unit with storage, low level WC and shower cubicle with electric shower over. Heated towel rail.

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.

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.

SERVICES

Mains water, drainage and electricity.

