



## DIRECTIONS

From our Chepstow office proceed down Bridge Street, turning right into St. Annes Street. At the corner of St. Annes Street bear left where you will find Severn Quay in front of you.

## SERVICES

All mains services are connected, to include mains gas central heating.  
Council Tax Band E

## MAINTENANCE AND SERVICE CHARGE

Service charge £2,126.13 paid every six months.

## TENURE - LEASEHOLD

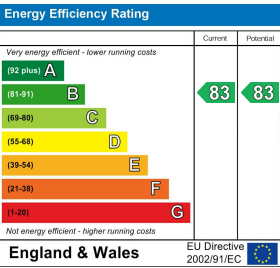
You are recommended to have this verified by your legal advisors at your earliest convenience.



GROUND FLOOR  
882 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA - 1296 sq.ft. (120.4 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 mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 12/2018

**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.



# 30 WYE APARTMENTS SEVERN QUAY, CHEPSTOW, MONMOUTHSHIRE, NP16 5FG

2 2 1 B

£430,000

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

Severn Quay comprises a stylish recently refurbished contemporary duplex located in this well-respected development located on the banks of the River Wye at the head of the famous Wye Valley. The property is also positioned close to Chepstow’s town centre with its attendant range of facilities and easy commuting to Bristol, Cardiff and beyond. The current vendor carried out an extensive refurbishment to include new flooring throughout, installation of a new kitchen, along with replacement and upgrading of roof deck and terrace, as well as redecoration throughout. The property also benefits from the advantage of two parking spaces in the underground garage. The apartment has remained unoccupied since, so effectively is as new and in turnkey condition and as an incentive to purchaser, the vendor is offering to pay up to two years of maintenance fees.

GROUND FLOOR

ENTRANCE HALL

A spacious hallway with stairs off with glass balustrade and understairs storage.

KITCHEN/FAMILY/DINING ROOM  
9.14m x 6.40m maximum (30' x 21' maximum)

A superb and impressive main reception room with extensive windows to the river frontage, as well as door to the attractive balcony. The kitchen was updated within the last few months with large island, extensive range of base and eye level storage units, one bowl sink, inset four ring electric induction hob, double oven/microwave with downdraft extractor along with integrated fridge/freezer, wine cooler, dishwasher, washing machine, all unused and in as new condition.

BEDROOM 2  
3.84m x 3.56m (12'7" x 11'8")

This room benefits from dressing area with built-in wardrobes, a large full size window, overlooking the river, as well as a door to the balcony. Electric window blinds.

SHOWER ROOM

Stylishly appointed with a double shower, vanity wash hand basin with back lit mirror and low level WC.

FIRST FLOOR STAIRS AND LANDING

Access door to the roof terrace.

PRINCIPAL BEDROOM  
6.40m x 5.18m maximum (21' x 17' maximum)

A superb principal bedroom with lofted ceiling offering striking views over the river from its full height windows, along with bi-fold doors to the large roof terrace. Electric window blinds. Door to :-

EN-SUITE BATHROOM

Tastefully appointed with contemporary freestanding bath, walk-in shower area, low level WC and wash hand basin, mirror fronted cabinetry and Velux roof light. Electric window blinds.

ROOF TERRACE  
7.19m x 3.15m (23'7" x 10'4")

A super private and sunny outside seating area with recently replaced decking, glass balustrade to the riverside with extensive river views, as well as glass balustrades towards Chepstow with views of the old town and Chepstow’s historic Castle.

SERVICES

All mains services are connected, to include mains gas central heating. Service charge £2,126.00 paid every six months.

