



DIRECTIONS

From our Chepstow office proceed through the town arch turning right into Welsh Street, proceed up Welsh Street taking the second right turn into St Maur Gardens where you will find the property on your left.

SERVICES

Mains water and electricity, Economy 7 heating.
Council Tax Band C

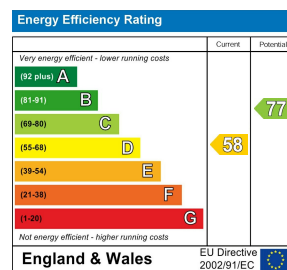
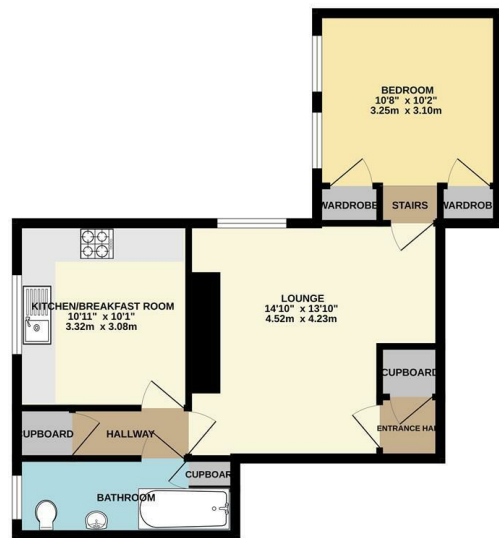
MAINTENANCE AND SERVICE CHARGE

The Maintenance Charge is currently £120.00 per month, payable by the 5th of the month. It is reviewed at the AGM each autumn with any increase implemented from the following January.

TENURE - LEASEHOLD

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

GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 524 sq.ft. (48.7 sq.m.) approx.
 While every effort has been made to ensure the accuracy of the floor plan, measurements of the property, including room sizes, are approximate and the responsibility of the buyer. Moon & Co. does not accept any liability for any errors or omissions in this statement. This plan is for guidance only and should not be relied upon for any legal purposes. The fixtures, fittings and appliances shown are not intended and no guarantee is given. Measurements of efficiency can be given. Moon & Co. Chepstow, NP16 5NZ.

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 5, ST MAUR HOUSE, ST MAUR GARDENS, CHEPSTOW, MONMOUTHSHIRE, NP16 5NZ



£149,500

Sales: 01291 629292

E: sales@thinkmoon.co.uk

5 St Maur House comprises a first floor apartment located in this period building, formerly a Girl's School and then converted to an apartment building. The property is located close to the centre of Chepstow and also benefits from an allocated private parking space.

Positioned in a quiet cul-de-sac accessed from Welsh Street, there are local primary and secondary schools a brief walk away, with the town centre itself offering an abundance of shops, pubs and restaurants as well as doctors and dentist surgeries. The exterior of the apartment building itself has been fully refurbished approximately three years ago to include re-rendering, new rain water goods and new flat roof sections and a new front door and video intercom system installed.

Being situated in Chepstow there are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

ENTRANCE HALL

With panelled entrance door, cloaks storage cupboard

LIVING ROOM

4.52m x 4.23m (14'9" x 13'10")

With uPVC window to rear. Steps to :-

BEDROOM

3.25m x 3.10m (10'7" x 10'2")

With uPVC window to side, built-in wardrobe and storage cupboard.

INNER HALLWAY (off living room)

With uPVC window to side, cupboard housing hot water tank.

KITCHEN

3.32m x 3.08m (10'10" x 10'1")

Appointed with a matching range of base and eye level storage with ample rolled edge work surfacing over. Inset single drainer sink unit with mixer tap. Space for cooker, upright fridge/freezer and washing machine.

BATHROOM

Appointed with a 3-piece suite comprising panelled bath with electric shower over, low level WC and pedestal wash hand basin. Part-tiled walls and vinyl flooring. Frosted uPVC window to side.

OUTSIDE

The property benefits from an allocated parking space in the car park located at the rear of the property.

SERVICES

Mains water and electricity, Economy 7 heating.

