



### DIRECTIONS

From our Chepstow office proceed down Bridge Street, bearing right into St. Ann Street, continue where as the road bears to the right Wye Apartments are situated on your left-hand side.

### SERVICES

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

Council Tax Band D

Ground Rent - £250.00 per annum

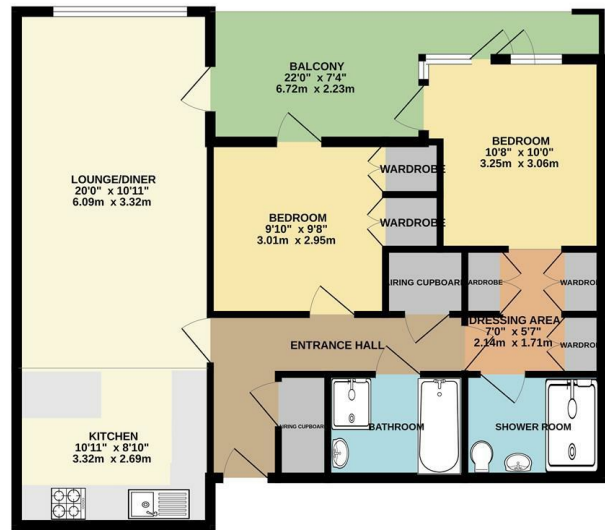
Maintenance Charge - £2,300.00 per annum

### TENURE - LEASEHOLD

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



GROUND FLOOR  
776 sq.ft. (72.1 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 776 sq.ft. (72.1 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan, it is not intended to be used as a substitute for a professional survey. The plan is for guidance purposes only and should be used in conjunction with any professional survey. The layout, fixtures and appliances shown have not been tested and no guarantee is given as to their operation or condition.

**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.



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



**£299,000**

Sales: 01291 629292

E: sales@thinkmoon.co.uk

14 Wye Apartments comprises a first-floor apartment within this stylish and purpose-built development located on the banks of the River Wye at the head of the Wye Valley. Being located in the heart of Chepstow the apartment is well positioned for local amenities and also easily commutable via the M48/M4 motorway networks. The developer has created a very stylish and elegant property with attention to detail and a good range of built-in appliances, as well as attractive bathroom and kitchen fittings. Viewing is highly recommended.

### ENTRANCE HALL

Tiled flooring. Cloaks storage.

### KITCHEN/FAMILY LIVING ROOM

7.01m x 3.30m (22'11" x 10'9")

Stylish appointed kitchen area with an extensive range of base and eye level storage units with quartz work surfacing over and large central island. Inset single bowl and drainer sink unit. Fitted appliances include four electric hob, eye level twin ovens, dishwasher, fridge/freezer and washing machine. Concealed work top lighting. The living area is spacious, light and airy with windows to the side elevation with river views, as well as door to balcony. Tiled flooring.

### INNER HALLWAY

Tiled flooring.

### BEDROOM 2

3.56m x 2.74m (11'8" x 8'11")

A double bedroom with an extensive range of built-in wardrobes. Door to balcony.

### FAMILY BATHROOM

Appointed with a four-piece suite to include step-in shower, low level WC, panelled bath and wash hand basin. Tiled flooring and splashbacks.

### PRINCIPAL BEDROOM SUITE

6.60m x 3.30m (21'7" x 10'9")

A spacious and attractive main bedroom with window to side and door to balcony. Built-in wardrobes. Door to :-

### EN-SUITE SHOWER ROOM

Stylishly executed with a three-piece suite to include step-in shower, low level WC and wash hand basin.

### OUTSIDE

### PARKING

The property benefits from a single allocated parking area within the under-croft garage.

### SERVICES

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

