



DIRECTIONS

From our Chepstow office proceed towards the M48 and continue on this road towards the M4. After joining the M4 proceed towards Magor. After coming off at the Magor junction, proceed along A4810 turning left onto Magor Road where at the first roundabout take third exit onto B4245. Proceed along this road taking the second right hand turn into Blenheim Avenue, proceed along this round, taking the right hand turn into Kensington Park which continues into Seymour Way, where at the T-junction bear left where you will find the entrance to Salisbury Walk.

SERVICES

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

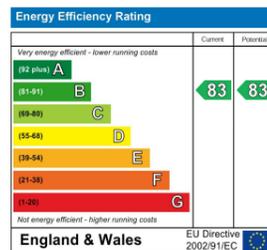
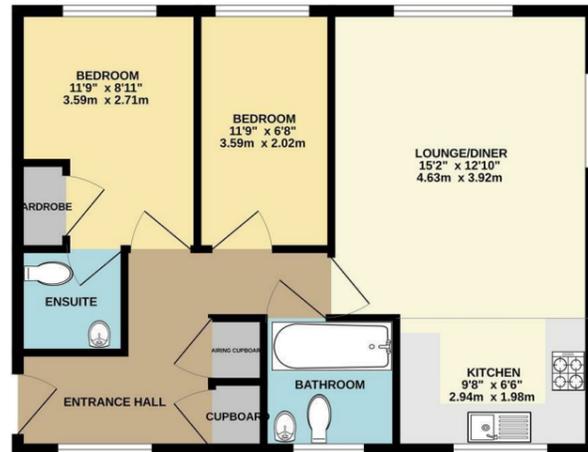
MAINTENANCE AND SERVICE CHARGE

Ground rent is £255.00 per annum, maintenance charge approximately £1,200.00 per annum. Leaseholder - Gateway, management company - First Port.

TENURE - LEASEHOLD

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

GROUND FLOOR
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 615 sq ft (57.2 sq m) approx.
We have every attempt to ensure the accuracy of the floorplan contained herein, measurements of floor, wall, ceiling and any other items are approximate and responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee, as to their condition or efficiency can be given. Made with Floorplan 12.024

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.



**18 SALISBURY WALK, MAGOR, CALDICOT,
MONMOUTHSHIRE, NP26 3GG**



£188,500

Sales: 01291 629292
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Situated in a highly sought-after and convenient residential location, 18 Salisbury Walk comprises an immaculately presented, two bedroom first-floor apartment within a modern, purpose built building. The apartment affords well-planned living accommodation to include two bedrooms (one with en-suite), a fantastic open plan kitchen/dining/living room, bathroom and entrance hall. The property benefits gas central heating, double glazing throughout and an allocated parking space.

The property is situated in a quiet residential location within a short walking distance of Magor Square which provides a range of amenities. There is an excellent access to the Severn Bridge, providing access eastbound to Bristol (24.3 miles) and westbound to Newport (10.1 miles) and Cardiff (23.7 miles). The Severn Tunnel Junction in Rogiet provides regular rail links, whilst the bus station in Caldicot provides local services and links to neighbouring towns and cities.

ENTRANCE HALL

Accessed via private entrance door which leads into a spacious and welcoming hall with intercom system, airing cupboard, separate store cupboard and access to all rooms. Window to front elevation.

OPEN PLAN KITCHEN/ DINING/ LIVING ROOM **8.6m x 3.9m maximum (28'2" x 12'9" maximum)**

The open plan kitchen/dining/living room is a fantastic modern space, perfect for everyday living. The kitchen area comprises a range of base level fitted units with solid wood worktops with inset one and a half bowl and drainer sink unit. Integrated appliances include fridge/freezer, washing machine, four ring gas hob with overhead extractor hood and electric oven/grill below. The lounge/dining area is a versatile area providing plenty of space to set up and utilise to suit individual needs. The room has windows to three sides creating a light and airy environment.

BEDROOM 1

3.58m x 2.72m (11'9" x 8'11")

A comfortable double bedroom with built-in wardrobe and window to rear elevation.

EN-SUITE SHOWER ROOM

Appointed with a three piece suite to include corner shower cubicle with mains fed shower attachment, low level WC and pedestal wash hand basin with mixer tap. Part-tiled walls.

BEDROOM 2

3.58m x 2.03m (11'9" x 6'8")

Also of a good size and could be utilised as a study/hobby room. Window to rear elevation.

BATHROOM

Comprises a three piece suite to include panelled bath with mixer tap and hand held shower attachment, low level WC and pedestal wash hand basin with mixer tap. Fully tiled walls and flooring. Heated towel rail. Frosted window to front elevation.

SERVICES

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

