



DIRECTIONS

From our Chepstow office proceed up the High Street, through the town arch onto Moor Street. Take a right turn onto the A48, proceeding up the hill where just on the corner on the left hand side you will see a pair of black painted gates. This is the entrance to Ashfield House, if you reach the turning for Bulwark, you have gone too far.

SERVICES

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

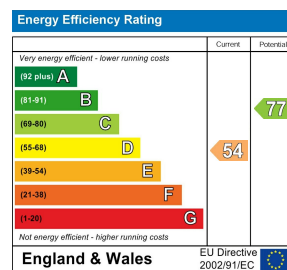
MAINTENANCE AND SERVICE CHARGE

Ground rent £200 per annum. Management charges £2,880 per annum paid in two instalments.

The payments principally cover external repairs and maintenance, insurance, fire alarm maintenance, gardening and ground maintenance and window cleaning. The Management Company own the Freehold. The owners of the four flats are the only shareholders as at 31st March, 2013. The latest accounts are available and the company is in reserves.

TENURE - LEASEHOLD

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



FLAT 1, ASHFIELD HOUSE, MOUNT PLEASANT, CHEPSTOW, MONMOUTHSHIRE, NP16 5PT



£229,950

Sales: 01291 629292

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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.

Situated a short distance from the town centre of Chepstow with its attendant range of facilities, this is a most convenient location set in its own private generous gardens as well as benefitting from communal gardens. A most impressive Grade II Listed Georgian Building has been sympathetically converted to create four apartments.

Apartment 1 is situated on the ground floor and offers kitchen plus separate utility room, drawing room with original sash window with far reaching views, principal bedroom with en-suite shower room, guest bedroom and separate shower room plus large cellar which could be utilised to create further living accommodation. Furthermore, the property benefits from gas central heating as well as garage and use of communal grounds in addition to private walled garden to rear elevation. There is no onward chain and viewing comes highly recommended. Please note that the lease on the property does not allow pets to be kept there.

ENTRANCE PORCH

Glazed and panelled door into entrance porch. Window to side elevation. Glazed and panelled door to: -

RECEPTION HALL

Recessed shelving. Picture and dado rail. Window to rear elevation. Doors off.

LIVING ROOM

5.49m to include recess x 4.90m (18" to include recess x 16'1")

Feature fireplace with wooden surround, marble hearth and backplate with warm air electric heater inset. Impressive original sash window to front elevation with far reaching views.

BEDROOM 1

2.82m x 2.69m (9'3" x 8'10")

A double bedroom with window to walled garden. Recess shelving. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

Appointed with a three piece suite to include low level WC, pedestal wash hand basin with chrome taps, step-in shower cubicle with mains fed shower. Recess shelving. Part-tiled walls.

BEDROOM 2

3.23m x 2.67m (10'7" x 8'9")

A guest bedroom with window to rear elevation. Walk-in wardrobe and recess shelving.

SHOWER ROOM

Appointed with a three piece suite to include low level WC, pedestal wash hand basin with taps and tiled splashbacks, step-in shower unit.

KITCHEN

4.42m x 1.93m (14'6" x 6'4")

Appointed with a matching range of base and eye level storage units with work surfacing over and tiled splashbacks. Stainless steel one bowl and drainer sink unit with mixer tap. Four ring electric hob with concealed extractor over and oven below. Integrated dishwasher and fridge/freezer. Window to garden. Door to: -

UTILITY ROOM

With a range of storage cupboards. Space for washing machine and tumble dryer. Wall mounted combination boiler supplying domestic hot water and central heating. Window and door to walled garden.

CELLAR

Stone staircase leading to three interconnecting rooms. Power points and lighting. This area could be utilised to create further residential accommodation subject to the necessary building regulations.

OUTSIDE

GARAGE

Up and over door. Power points and lighting. There is a communal outside tap situated to the side of the garage.

GARDENS

Private garden is mostly laid to loose stone with patio area and a number of mature trees, shrubs and bushes bounded by wall. Communal gardens are well maintained and predominately laid to lawn with an abundant range of maturing shrubs, trees and bushes. Seating area with views towards the Severn Estuary and beyond.

SERVICES

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

