



### DIRECTIONS

From our Chepstow office proceed down Bridge Street towards the lower part of Chepstow turning right at the traffic lights on to St Anns Street. Continue taking the first turning on your left where you will see Riverside Mill on your left hand side.

### SERVICES

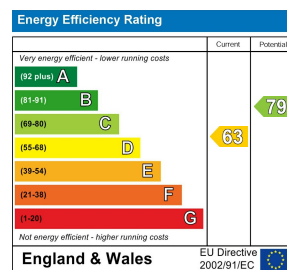
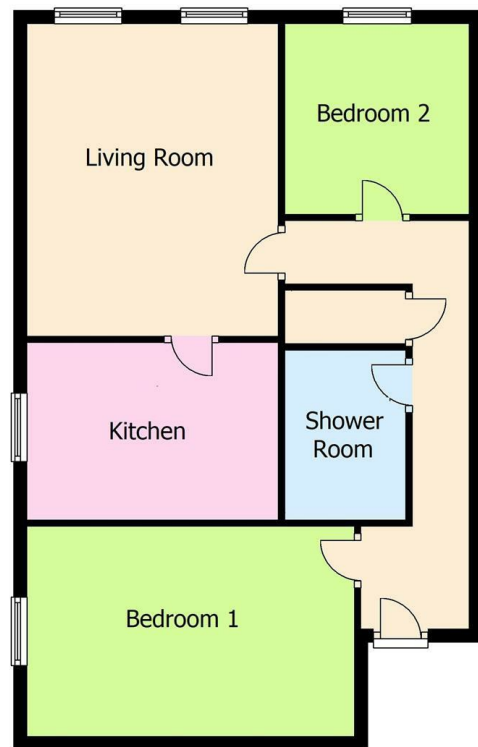
Mains water, electricity and drainage. Economy 7 heating.  
Council Tax Band D

### MAINTENANCE AND SERVICE CHARGE

Ground Rent £100.00 per annum.  
Maintenance £435.12 every 3 months.

### TENURE - LEASEHOLD

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



## 20 RIVERSIDE MILL, THE BACK, CHEPSTOW, MONMOUTHSHIRE, NP16 5HS



### £199,950

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

**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 within this attractive development on the banks of the River Wye. The top floor apartment offers comfortable accommodation perfect for first time or investment buyer. The apartment briefly comprises entrance hall, kitchen/breakfast room, living room, two bedrooms and shower room.

The apartment is excellently located with all the local amenities to be found at your doorstep and within walking distance of the train and bus stations, with the town centre itself offering an abundance of shops, pubs and restaurants as well as doctor and dental surgeries. There are also good road links with the A48, M48 and M4 motorway network bringing Newport, Cardiff and Bristol within commuting distance.

#### **ENTRANCE HALL**

With panelled entrance door, access door to store area with Economy 7 heater.

#### **LIVING/DINING ROOM**

**4.60m x 3.71m (15'1" x 12'2")**

A spacious reception room with two windows to front elevation. Door to kitchen/breakfast room.

#### **KITCHEN/BREAKFAST ROOM**

**3.73m x 2.51m (12'2" x 8'2")**

Tastefully updated with a matching range of base and eye level storage units with ample work surfacing over. Inset single drainer sink unit. Fitted 4 ring hob with extractor over and eye level electric oven. Space for washing machine, fridge and freezer.

#### **BEDROOM 1**

**4.75m x 3.00m (15'7" x 9'10")**

A double bedroom with an extensive range of good quality built-in bedroom furniture. Window to side elevation.

#### **BEDROOM 2**

**2.74m x 2.62m (8'11" x 8'7")**

A single bedroom with window to front elevation.

#### **SHOWER ROOM**

Superbly updated with a three piece suite to include large walk-in shower, low level wc and wash hand basin. Attractive marble finish to walls and flooring.

#### **OUTSIDE**

#### **PARKING**

The property benefits from a single car allocated parking space and also use of the communal riverbank gardens.

#### **SERVICES**

Mains water, electricity and drainage. Economy 7 heating.

#### **AGENTS NOTE**

Please note : library photos are being used on this property.

