



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

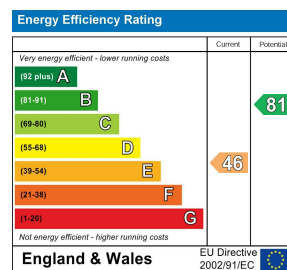
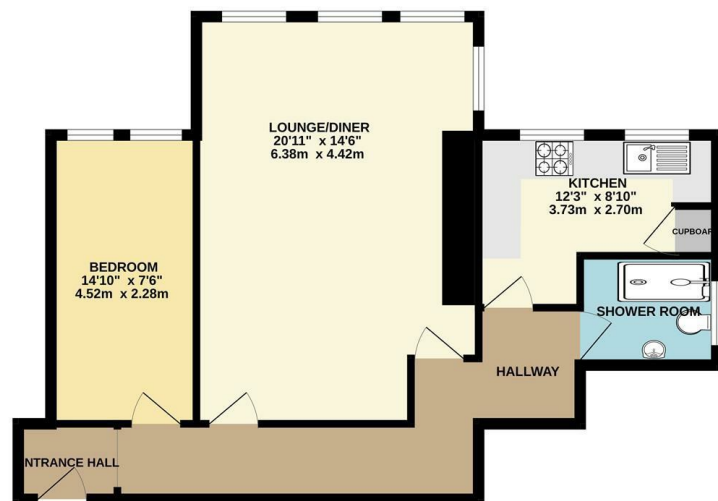
Ground Rent £35.00 per annum
Maintenance Charge £120.00 per month

TENURE - LEASEHOLD - SHARE OF FREEHOLD

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



GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA: 651 sq.ft. (60.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
Made with MyPlan 10.0.0.0

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



£165,000

Sales: 01291 629292

E: sales@thinkmoon.co.uk

Offered to the market with the benefit of no onward chain, Flat 6 St Maur House comprises a first-floor apartment located in this attractive period building, formerly a Girl's School and later converted to an apartment building in the early 2000's. Affording a fantastic, elevated position enjoying breathtaking panoramic views across Chepstow and towards both the River Wye and Severn Estuary. The accommodation comprises: entrance hall, generous lounge/dining room, fully fitted kitchen, double bedroom and a shower room. 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, 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 rainwater 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.

COMMUNAL ENTRANCE HALL

With intercom system, leading to reception hall with staircase to first floor.

ENTRANCE HALL

Door to communal hall. Loft access point. Coats and shoes area. Access to :-

INNER HALLWAY

Providing access to all rooms. Loft access point. Inset shelving.

BEDROOM 1

4.52m x 2.28m (14'9" x 7'5")

A generous double bedroom with window to front elevation, enjoying fantastic views across Chepstow and towards the Severn Estuary. Loft access point.

LOUNGE/DINER

6.38m x 4.42m (20'11" x 14'6")

With feature exposed brick wall. Double aspect to the front elevation with three windows and window to side. The room enjoys outstanding panoramic views across Chepstow and towards the Severn Estuary. Freestanding electric wood burner effect fire set on a marble hearth.

SHOWER ROOM

Comprising a neutral suite to include large walk-in shower cubicle with glass shower door and wall mounted Mira electric shower unit, low level WC and wash hand basin with mixer tap inset to vanity unit. Tiled walls. Two frosted windows to side elevation.

KITCHEN

3.73m x 2.70m (12'2" x 8'10")

Comprising an extensive range of fitted base and eye level storage units with laminate work tops and tiled splash backs. Inset one bowl stainless steel sink unit with separate drainer. Integrated four ring electric hob with oven/grill below. Freestanding under counter dishwasher. Space for washing machine and fridge/freezer. Two windows to the front elevation, again enjoying far reaching views. Built-in cupboard with shelving and housing the newly installed water tank and heater.

OUTSIDE

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

SERVICES

Mains water, electricity and drainage are connected. New RCD unit has been installed in the last couple of years.

Ground Rent £35.00 per annum

Maintenance Charge £120.00 per month

