



### DIRECTIONS

From our Chepstow office, proceed on foot up the High Street, through the town arch heading up Moor Street. Proceed past the shops on the left-hand side where you will find the turning into the private driveway, parking and access to the apartment.

### SERVICES

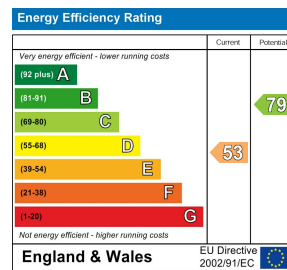
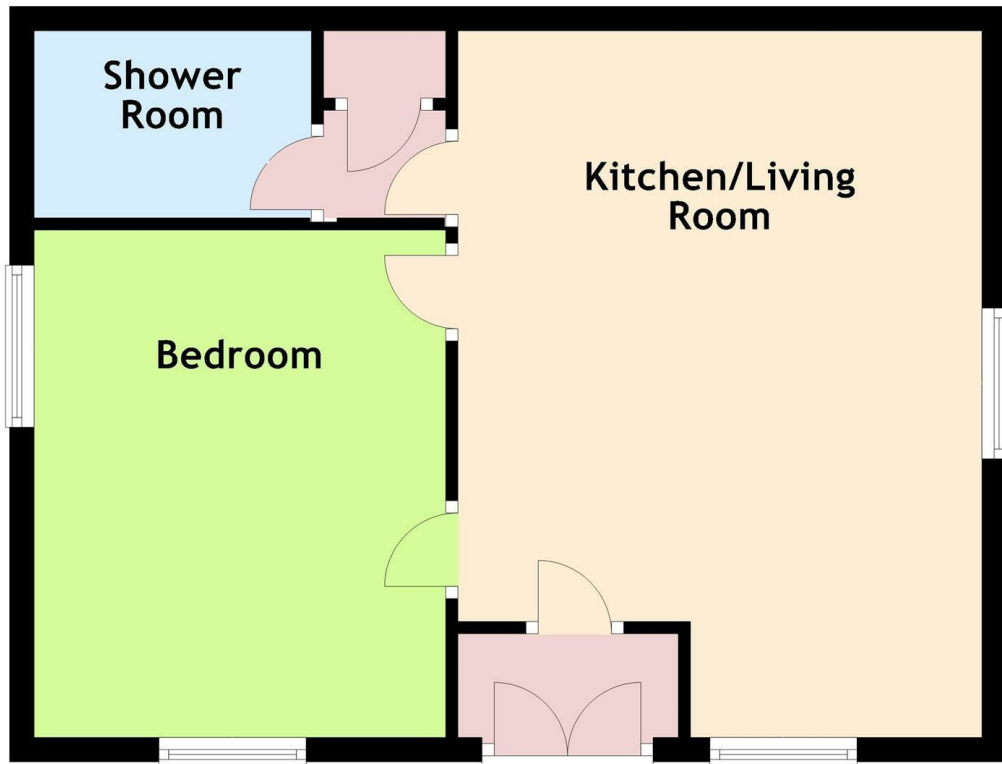
All mains services are connected, to include mains gas central heating.  
Council Tax Band C

### MAINTENANCE AND SERVICE CHARGE

Maintenance Charges - £1,600 per annum

### TENURE - LEASEHOLD - SHARE OF FREEHOLD

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



## APARTMENT 2 3A MOOR STREET, CHEPSTOW, MONMOUTHSHIRE, NP16 5DF



£169,950

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.

Moon & Co are delighted to offer to the market this unique and spacious ground floor apartment which comprises entrance hall, open-plan living room/kitchen, shower room, double bedroom with access to a mezzanine level which could be utilised as a home office or extra storage space. The property also has the benefit of a private outside space and an allocated parking space in a secure car park with electric entry gates.

The property is situated in the centre of Chepstow town which has an abundance of local facilities to include, shops, pubs and restaurants and is within walking distance of the train and bus stations. There are good road links with the A48, M48 and M4 motorway networks bringing Bristol, Newport and Cardiff within commuting distance.

#### **LIVING/KITCHEN AREA**

**5.77m max x 4.27m (18'11" max x 14'0")**

A spacious room with windows to side and rear elevations. The kitchen area is appointed with a range of base and eye level storage units with ample work surfacing over. Inset one bowl and drainer stainless steel sink unit with chrome mixer tap. Built-in four ring electric hob with extractor hood over and oven below. Space for washing machine and fridge/freezer. Ceramic tiled flooring. Wall mounted gas boiler.

#### **BEDROOM**

**3.84m x 3.20m (12'7" x 10'5")**

A double bedroom with windows to both side elevations. Access to:-

#### **MEZZANINE LEVEL**

**3.02m max x 2.64m max (9'10" max x 8'7" max)**

With pull down wooden ladder giving access to a mezzanine level, which could be utilised as a home office or extra storage space.

#### **INNER HALL**

**0.89m x 0.86m (2'11" x 2'9")**

Handy storage cupboard.

#### **SHOWER ROOM**

**2.26m x 1.47m (7'4" x 4'9")**

Appointed with a three-piece suite to include low level WC, wash hand basin inset to vanity storage unit with chrome mixer tap and a spacious double shower unit with chrome mains fed shower over. Chrome heated towel rail. Part-tiled walls and ceramic tiled flooring.

#### **OUTSIDE**

The property has a private parking space which is approached via electric gates. To the side of the property is a chipped garden area.

#### **SERVICES**

All mains services are connected, to include mains gas central heating. Maintenance charges - £1,600.00 per annum

