



DIRECTIONS

From our Chepstow office the apartments are found to the rear of the Select store opposite Lloyds Bank within the town centre.

SERVICES

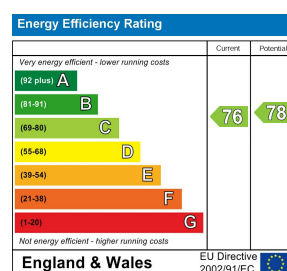
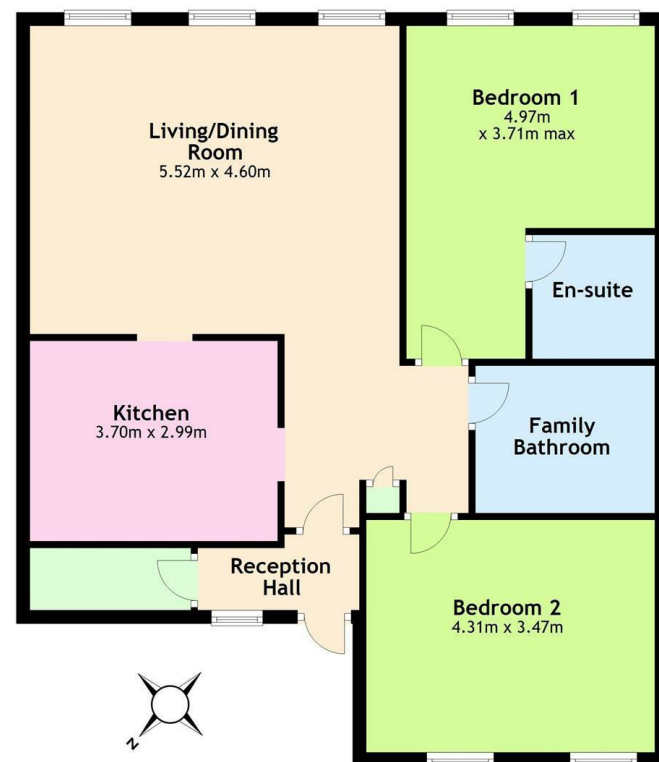
All mains services are connected to include mains gas central heating.
Council Tax Band C.

MAINTENANCE AND SERVICE CHARGE

Ground rent, maintenance fees and service charges, insurance and reserve fund £2,070, ground rent, insurance and reserve fund are paid annually, maintenance fees and service charges are paid quarterly.
The lease is for 200 years from 2005.

TENURE - LEASEHOLD

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



**1 TOWNGATE MEWS BANK STREET, CHEPSTOW,
MONMOUTHSHIRE, NP16 5FE**

 **2**  **2**  **1** 

£215,000

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.

Towngate Mews comprises a well appointed first floor apartment situated within the heart of Chepstow town centre. The property is accessed via the communal staircase for Flat 1 and only one other apartment. The property briefly comprises entrance hall leading to kitchen, living/dining area, two bedrooms and bathroom, with one of the bedrooms benefiting from en-suite facilities.

Being situated in Chepstow a number of amenities are close at hand to include local primary and secondary schools with an abundance of shops, pubs and restaurants. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Newport, Cardiff and Bristol all within commuting distance.

Due to the superb town centre location, Towngate Mews also offers a fantastic opportunity for investment buyers looking to utilise the apartments' spacious layout and locality to amenities. The property would achieve in the region of £900pcm offering a positive yield and also provides a great location for holiday let.

HALLWAY

With access to living/dining room, kitchen and bedrooms as well as bathroom.

LIVING/DINING ROOM

5.59m x 4.24m (18'4" x 13'11")

With three sash style windows to front elevation offering a light and airy living space.

KITCHEN

3.10m x 2.62m (10'2" x 8'7")

Appointed with a matching range of base and eye level storage units with granite effect work tops. Inset five ring gas hob with extractor over and double oven below. Integrated fridge/freezer, dishwasher and washing machine. Under pelmet heating. Inset one bowl and drainer sink unit with chrome mixer tap. Ceramic tiled splashbacks. Vinyl flooring.

BEDROOM 1

4.42m x 4.17m (14'6" x 13'8")

With two sash style windows to front elevation. Access to en-suite.

EN-SUITE

Comprising a white suite to include shower cubicle with mains fed shower over, low level WC and pedestal wash hand basin with chrome mixer tap.

BEDROOM 2

5.05m x 3.89m (16'7" x 12'9")

With two sash style windows to rear elevation.

FAMILY BATHROOM

Comprising of a four piece suite to include low level WC, pedestal wash hand basin with chrome mixer tap, bath with chrome mixer tap and separate shower cubicle with chrome mains fed shower over.

PARKING

A residential off-road parking permit can be obtained from Monmouthshire County Council at a cost of £60 per annum which allows parking in the car park behind Chepstow Library.

AGENTS NOTES

Please note the photographs are library photos.

