



## DIRECTIONS

From our Chepstow office, proceed on foot up the High Street, through the town arch heading up Moor Street, where you will find the property on the left hand side just past Chepstow Kitchens.

## SERVICES

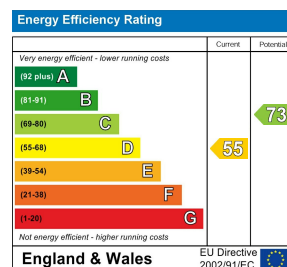
Mains water, electricity and drainage connected. Electric central heating.  
Council Tax Band A

## MAINTENANCE AND SERVICE CHARGE

The service charge for the flat will be :-  
Ground Rent £100.00 per annum  
Maintenance Charge £1,200.00 per annum

## TENURE - LEASEHOLD

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



## STUDIO APARTMENT, 3 MOOR STREET, CHEPSTOW, MONMOUTHSHIRE, NP16 5DF



**£107,000**

Sales: 01291 629292  
E: [sales@thinkmoon.co.uk](mailto: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 pleased to offer to the market this ground floor studio apartment which has been finished to a high standard and comprises entrance hall, living room, one double bedroom, bathroom with built-in shower and kitchen. The property also has the benefit of economy 10 heating on water fed radiators and an allocated parking space in a secure car park with electric entry gates.

The property is ideally 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 ROOM**

**4.09m x 2.98m (13'5" x 9'9")**

Front entrance door leads into a good size reception room with window to front elevation. Door to :-

#### **INNER HALL**

With storage cupboard and door to:-

#### **BEDROOM**

**4.1m x 3.1m (13'5" x 10'2")**

A double bedroom with built in wardrobe. Door to kitchen and shower room

#### **KITCHEN**

**1.8m x 1.6m (5'10" x 5'2")**

Fitted with base and eye level storage units with ample work surfacing over. Inset circular stainless steel sink with chrome tap. Fitted two ring electric hob. Space for washing machine. Ceramic tiled flooring.

#### **SHOWER ROOM**

Appointed with a three-piece suite to include corner shower unit with electric shower over, low level WC and wash hand basin inset to vanity storage unit with chrome tap. Chrome heated towel rail. Ceramic tiled flooring.

#### **SERVICES**

Mains water, electricity and drainage connected. Electric central heating.

Ground Rent £100.00 per annum

Maintenance Charge £1,200.00 per annum

