



DIRECTIONS

From our Chepstow office proceed down High Street and then following Bridge Street down to the traffic lights, bearing right onto St Anns Street and then taking first left hand turn towards the river bank where you will find Riverside Mill on your right.

SERVICES

Mains electricity, water and drainage.
Council Tax Band D

MAINTENANCE AND SERVICE CHARGE

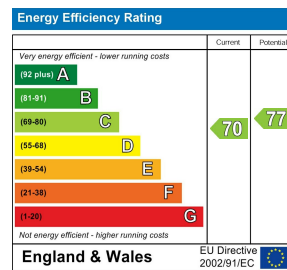
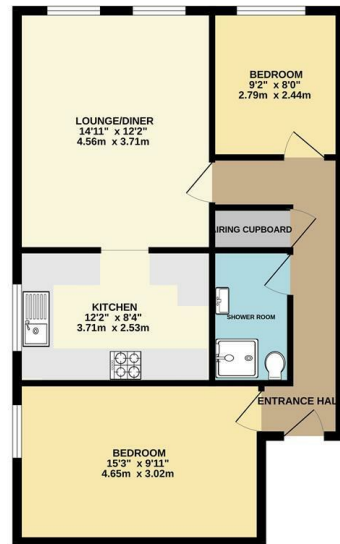
Ground Rent £100 per annum
Maintenance £1,700 per annum

TENURE - LEASEHOLD

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



GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA: 636 sq.ft. (59.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements, dimensions, levels and other data are for guidance only and are not intended to constitute any offer or contract. The plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown need not be provided and the purchaser should verify the details with the vendor.

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.



6 RIVERSIDE MILL, CHEPSTOW, MONMOUTHSHIRE, NP16 5HS



£219,950

Sales: 01291 629292

E: sales@thinkmoon.co.uk

Offered to the market with the benefit of no onward chain, Riverside Mill, occupying a pleasant position within this sought-after part of Chepstow town. The property offers a deceptively spacious ground floor apartment which has been recently modernised throughout to include a brand-new kitchen, benefitting integrated appliances, modern shower room suite, flooring throughout, electric consumer unit and efficient electric heating throughout. The well-planned living accommodation briefly comprises: entrance hall, generous lounge/dining room, fully fitted kitchen/breakfast room, two bedrooms and a shower room.

Situated within this attractive development on the banks of the River Wye, this apartment offers comfortable and versatile accommodation perfect for first time buyers, retired or investment buyer. 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. 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 A48, M48 and M4 motorway network bringing Newport, Cardiff and Bristol within commuting distance.

ENTRANCE HALL

Door leads into the entrance hall with intercom system. Built-in sizeable airing cupboard housing newly installed water tank and inset shelving.

LOUNGE/DINER

4.55m x 3.71m (14'11" x 12'2")

Comprising a generous reception room enjoying two windows to front elevation. Open access to :-

KITCHEN

3.71m x 2.54m (12'2" x 8'4")

Comprising a range of newly fitted base and eye level storage units with ample work surfacing over and tiled splashback. Inset one and a half bowl and drainer stainless steel sink unit. Integrated appliances to include dishwasher, four ring induction hob with extractor over, eye level electric oven/grill and fridge/freezer. Space and plumbing for washing machine. Useful breakfast bar. Window to side elevation.

BEDROOM 1

4.65m x 3.02m (15'3" x 9'11")

A sizeable double bedroom with window to side elevation. Freestanding wardrobe.

SHOWER ROOM

Comprising a newly fitted suite to include large walk-in shower cubicle with water fall shower head over and separate hand held attachment, low level WC and wash hand basin inset to vanity unit with mixer tap. Heated towel rail.

BEDROOM 2

2.79m x 2.44m (9'2" x 8')

A good size single bedroom or indeed an ideal home office with window to the front elevation.

OUTSIDE

COMMUNAL GARDENS

Riverside Mill enjoys communal gardens on the river bank with attractive views of the river and the Lower Wye Valley.

PARKING

The property benefits from an allocated parking space.

SERVICES

Mains electricity, water and drainage.

Ground Rent £100 per annum

Maintenance £1,700 per annum

