



## DIRECTIONS

From our Chepstow office proceed to the main St. Lawrence roundabout, taking the fourth exit, proceed along the road, taking the first turning right into Mouton Road and another right hand turn into Mouton Drive, then immediate left into Mouton Close and bearing left into Badgers Dene, where you will find the property on your right hand side.

## SERVICES

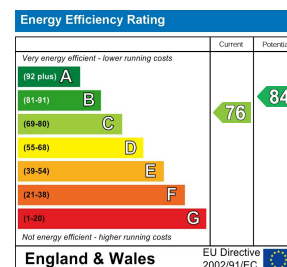
All mains services are connected, to include mains gas central heating.  
Council Tax Band E.

## MAINTENANCE AND SERVICE CHARGE

The monthly management fees are £135.00 maintainability/service charge plus a £45.00 reserve fund charge.

## TENURE -

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



## APARTMENT 3 MOUNTON CHAMBERS, MOUNTON CLOSE, CHEPSTOW, MONMOUTHSHIRE NP14 5EQ

3 1 2 C

£1,500 PCM

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.



Well presented and spacious first floor apartment set in a quiet area \* Three Bedrooms \* Spacious main Reception Room with bay window \* Separate Dining Room \* Good sized Kitchen \* Gas Central Heating \* Secure communal Entry system \* Two off road parking spaces \* Delightful Communal Gardens \* Sought after convenient location \* Available Now \*

Monthly Rent: £1,500.00  
Deposit: £2,250.00  
Holding Deposit: £346.00  
Building Materials: Brick/Stone  
Sewerage Supply: Mains sewerage  
Broadband Coverage: Ofcom - up to 1800mbps

**COMMUNAL RECEPTION HALL**

Front entrance door which leads into a grand reception hall with staircase leading to the first floor apartment. Pedestrian door to rear leading to private car park.

**FIRST FLOOR STAIRS AND LANDING**

**PORCH**

Entrance door with two frosted panels either side. Fitted coats area. uPVC door leading to: -

**RECEPTION HALL**

Spacious reception hall. Airing cupboard with fitted shelving.

**DRAWING ROOM**

**7.57m x 4.31m (24'10" x 14'1")**

A fantastic size reception room with a feature bay window to front elevation enjoying views over the formal gardens and towards the Severn Estuary.

**DINING ROOM**

**3.49m x 2.41m (11'5" x 7'10")**

A formal dining room with window to front elevation with views over the gardens and Severn Estuary.

**KITCHEN**

**4.34m x 2.53m (14'2" x 8'3")**

Appointed with a range of base and eye level storage units with laminate worktop and tiled splashbacks. Freestanding electric cooker with fan extractor over. Under counter washing machine and tumble dryer, dishwasher and full height fridge/freezer. Wall mounted Worcester gas combi- boiler. Inset one and half bowl and drainer stainless steel sink unit. Two windows to rear elevation.

**PRINCIPAL BEDROOM**

**7.10m x 4.32m (23'3" x 14'2" )**

A fantastic size bedroom with windows to front and side elevations. Feature bay window to front elevation with far reaching views. With a range of built-in bedroom furniture.

**BEDROOM 2**

**4.34m x 2.55m (14'2" x 8'4")**

A generous double bedroom with window to rear elevation.

**BEDROOM 3/STUDY**

**4.34m x 2.37m maximum (14'2" x 7'9" maximum)**

With window to side elevation.

**FAMILY BATHROOM**

Comprising a three-piece suite to include P-shape bath with overhead mains fed shower unit, glass shower screen and tiled surround, low level WC and pedestal wash hand basin. Heated towel rail. Part-tiled walls and tiled floor. Two frosted windows to rear elevation. Airing cupboard with fitted shelving.

**OUTSIDE**

To the front of the property are communal gardens comprising a substantial paved patio area which is southerly facing, perfect for dining and entertaining. Range of attractive plants and shrubs. Steps from the paved terrace lead down to area laid to lawn which is fully enclosed and benefits from a range of attractive plants and shrubs. To the side are further communal gardens which are mainly laid to lawn and attractive range of plants and shrubs. To the rear is allocated parking for two vehicles.

**SERVICES**

All mains are connected. uPVC double glazing throughout. The monthly management fees are £135.00 maintainability/service charge plus a £45.00 reserve fund charge. Each apartment owner owns a share of the freehold.

