



DIRECTIONS

From our Chepstow office proceed up the High Street on foot turning left before the town arch, passing Peacocks on your left hand side. At the road cross over into Garden City Way where you will find Restway Wall on the right hand side.

SERVICES

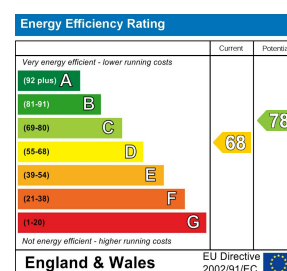
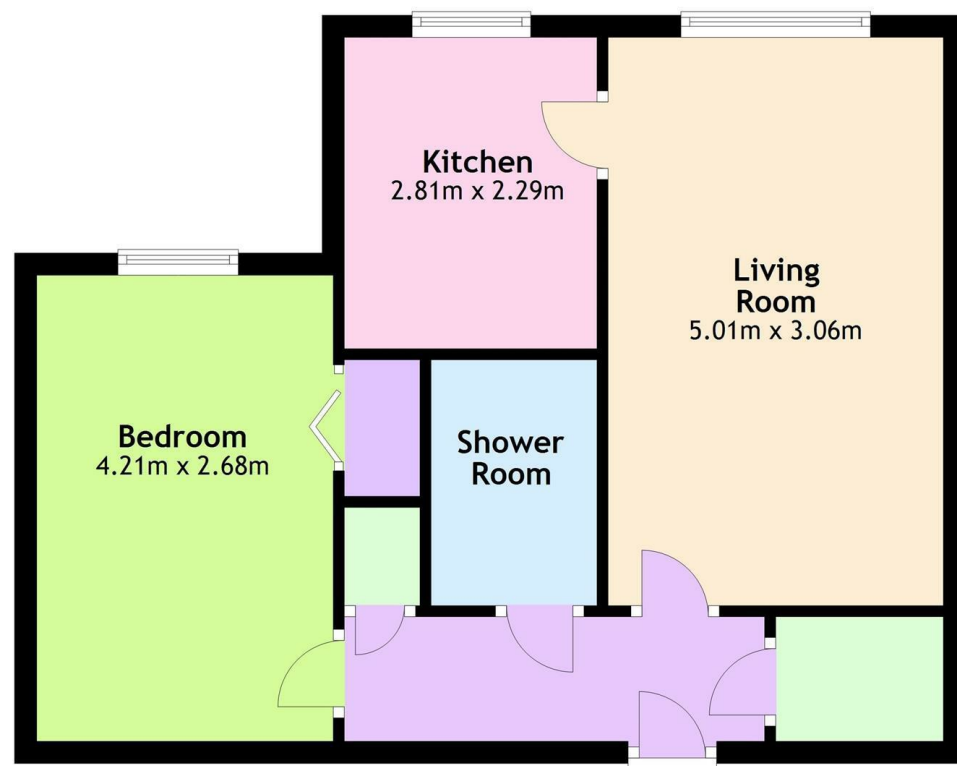
Mains water, electricity and drainage. Electric heating.
Council tax band B.

MAINTENANCE AND SERVICE CHARGE

Service Charge - £206.47 pcm.

TENURE - LEASEHOLD

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



FLAT 3 RESTWAY WALL, GARDEN CITY WAY, CHEPSTOW, MONMOUTHSHIRE, NP16 5EF



£174,950

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 a ground floor apartment within this popular and established retirement complex located in the heart of Chepstow, thus ensuring easy access to the town centre and local amenities.

The property briefly comprises, main hallway giving access to the living room through to the updated kitchen, shower room, along with a well-appointed bedroom.

This retirement complex also benefits from a residents' lounge, which is well utilised with many social activities, and the building is also warden controlled.

RECEPTION HALL

With two handy storage cupboards. Wooden effect flooring.

SITTING ROOM

5.01m x 3.06m (16'5" x 10'0")

Well-appointed lounge with window overlooking the historic port wall. Modern style electric fire with fire surround.

KITCHEN

2.81m x 2.29m (9'2" x 7'6")

Appointed with a matching range of base and eye level storage units with ample work surfacing over and tiled splashbacks. One bowl stainless steel sink unit with taps. Space for washing machine and full height fridge/freezer.

BEDROOM

4.21m x 2.68m (13'9" x 8'9")

Spacious double bedroom with window overlooking the communal garden and port wall. Built-in wardrobe.

SHOWER ROOM

Appointed with a three-piece suite to include double shower unit with electric shower, wash hand basin with chrome mixer tap inset to vanity storage unit and a low-level WC. Heated towel rail.

COMMUNAL AREAS

The property benefits from a range of communal areas, to include a communal laundry, meeting room/living space where residents plan a varied number of social gatherings complete with kitchenette area.

OUTSIDE

The property benefits from well maintained communal gardens with well stocked beds and borders, as well as mature shrubs and trees. With allocated parking space.

SERVICES

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Service Charge - £206.47 pcm.

AGENTS NOTE

Please note residents must be aged over 65.

