DIRECTIONS

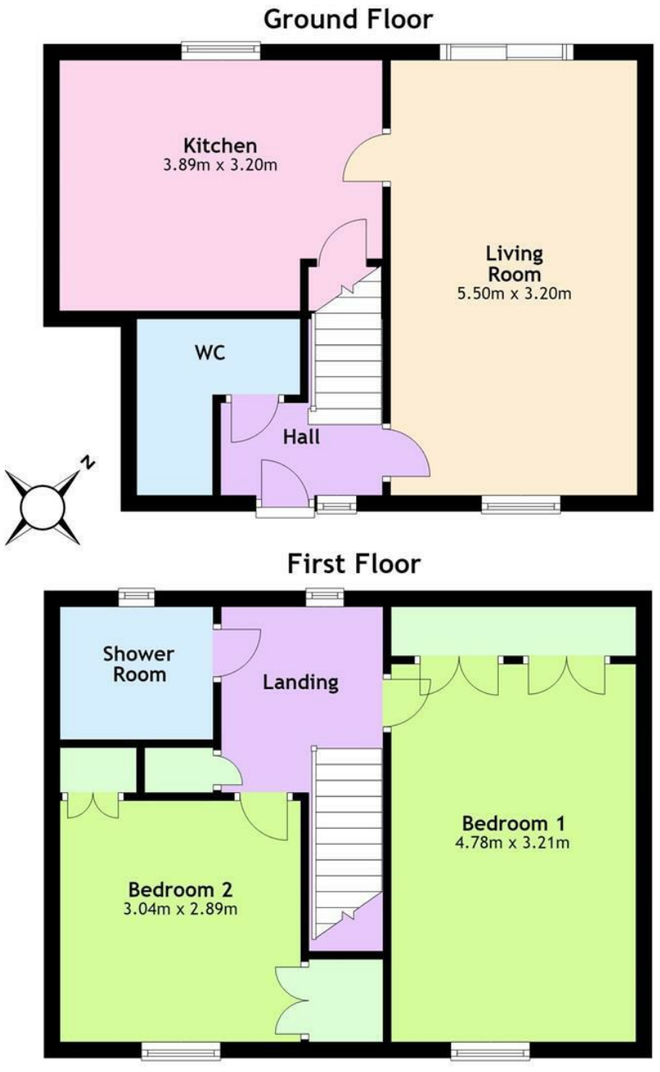
From our Chepstow office proceed up Moor Street turning left onto the A48, proceed down the hill, taking the first right turn before the old town wall onto Garden City Way. Following the numbering, you will find the property on the right, parking is at the rear.

MAINTENANCE AND SERVICE CHARGE

Service Charge - £133.49 per month

TENURE - FREEHOLD

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

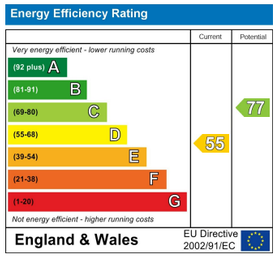


DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing 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

33 RESTWAY WALL, GARDEN CITY WAY, CHEPSTOW, NP16 5EF

2 1 1 D

£219,950

Sales: 01291 629292
E: sales@thinkmoon.co.uk

Moon & Co are delighted to offer to the market this spacious mid-terrace property, situated 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 to the ground floor entrance hall, cloakroom/WC, sitting room which in turn leads to kitchen/dining room with access to the rear garden. To the first floor are two double bedrooms and modern shower room with WC. Outside the property benefits from a private courtyard garden along with extensive communal gardens and allocated parking. The property also benefits from warden assisted accommodation with safety pull cords fitted.

GROUND FLOOR

ENTRANCE HALL
Glazed frosted panel and door to front elevation.

GROUND FLOOR WC/UTILITY AREA
With low-level WC and wall-mounted wash hand basin with chrome taps and tiled splashbacks. Heated towel rail. Space and plumbing for washing machine.

SITTING ROOM
5.50m x 3.20m (18'0" x 10'5")
Spacious and light sitting room with window to front elevation and sliding patio doors to the rear.

KITCHEN/DINING ROOM
3.89m x 3.20m (12'9" x 10'5")
Appointed with a matching range of base and eye level storage units with marble effect work surfacing over and tiled splashbacks. One bowl and drainer stainless steel sink unit with mixer tap. Four ring electric hob with extractor fan over and oven below. Space for full height fridge/freezer. Handy storage cupboard. Window to rear elevation.

FIRST FLOOR STAIRS AND LANDING
With loft access point and airing cupboard. Window to rear elevation.

BEDROOM 1
4.78m x 3.21m (15'8" x 10'6")
Spacious double bedroom with window to front elevation and built-in double wardrobes.

BEDROOM 2
3.04m x 2.89m (9'11" x 9'5")
A second double bedroom with window to front and built-in wardrobes.

SHOWER ROOM
Comprising a three-piece suite to include low-level WC and wash hand basin with chrome tap both inset to vanity storage, double shower with glass shower screen and electric power shower. Fully tiled walls and ceramic tiled flooring. Window to the rear elevation.

OUTSIDE
With patio area overlooking communal gardens with mature trees and bushes.

PARKING
Allocated parking at the communal car park.

AGENTS NOTE
Please note residents must be aged over 55. A Service Charge of £133.49 per month is payable.

SERVICES
Mains water, electricity and drainage. Electric heating.





