



CHEPSTOW

Guide price **£266,000**



10 THE MOUNT

Mount Way, Chepstow, Monmouthshire NP16 5UJ



2 Bedroom ground-floor apartment
Private rear patio
Gated development

The Neo-Classical Mount House, formerly a school, dates back to the late 18th to early 19th century and stands proudly on Welsh Street in Chepstow. Approximately 10 years ago, the building was converted into luxurious apartments, offering a unique blend of historical charm and modern living. The property features impressive electronically operated wrought iron gates that lead through a magnificent archway into a communal courtyard and parking area. Additionally, the property boasts a private garden and rear access, further enhancing its appeal. This beautiful setting enriches the character and living experience in this exceptional location.

Situated within a well-established community, Mount House provides convenient access to local amenities, parks, transport links, schools, as well as nearby restaurants and shops. Residents can enjoy the tranquillity of rural living while benefiting from the vibrancy of Chepstow. This distinctive property presents a wonderful opportunity for those seeking a home that combines character, history, and contemporary comforts within truly private and picturesque grounds.

Situated in a great location on the fringe of Chepstow town, it boasts far-reaching views across the town towards Bristol and beyond.



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KEY FEATURES

- 2 Bedroom ground-floor apartment.
- Off-road parking for vehicles
- Sought-after location in the prestigious The Mount development
- Beautiful landscaped gardens and grounds
- No upper chain
- Private patio and seating area



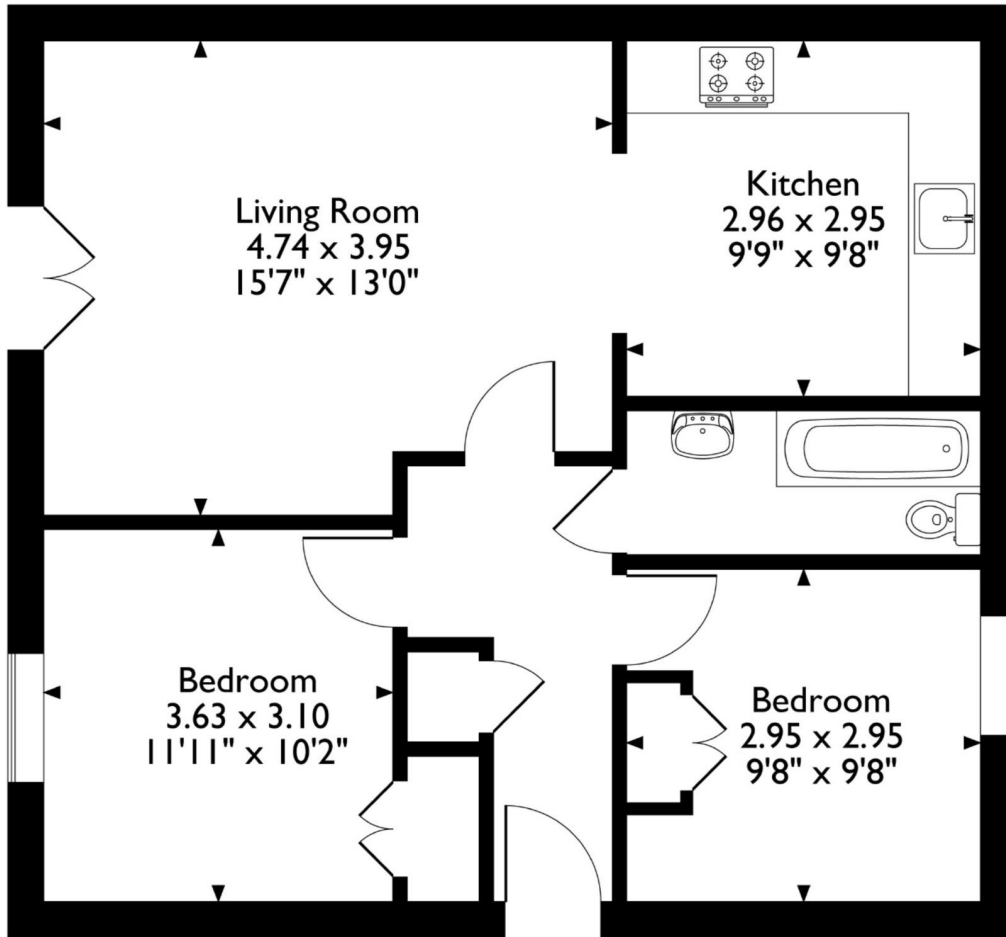
STEP INSIDE



As you step inside the communal hallway from the front door, the apartment's front door leads into the welcoming inner hall of the apartment, you'll find two ground-floor double bedrooms and a family bathroom off this area.

The main living space is open plan and situated at the rear of the property, also having access via the French doors to the private patio area, making it ideal for outdoor entertaining and relaxation.

Approximate Gross Internal Area 56 Sq M/603 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Seamlessly connecting from the living room, the modern kitchen is equipped with a fitted cooker and hob and benefits from integrated fridge freezer, dishwasher and washing machine, creating a spacious and inviting environment.

STEP OUTSIDE



The Mount is situated within well-maintained communal grounds and has allocated parking for residents, with plenty of visitor parking available. The property is secured by electric gates and a particular feature is the private rear garden and patio area, providing a secure and tranquil outdoor space.

LEASE DETAILS:

125 years from 25th November 2009.

Current service charge is approximately £1,800 pa.

The vendor advises that the service charge includes all garden maintenance and windows and grounds and cleaning of the communal area.

INFORMATION

Postcode: NPI 6 5UJ

Tenure: Leasehold - share of freehold

Tax Band: D

Heating: Electric

Drainage: Mains

EPC: D





DIRECTIONS

From our office, through the Town arch and turn right onto Welsh Street (B4293). Continue along this road passing the turnings on the left for St Kingsmark Avenue, the first turning for Mount Way and The Dell Primary School on your right. Take the next turning on your left, signposted Mount Way and then turn left again. Follow the driveway up to The Mount.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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