



CHEPSTOW

Guide price **£200,000**



ARCHER & Co

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To book a viewing call 01291 626262

12 RIVERSIDE MILL

Monmouthshire NP16 5HS



Prime Chepstow location by the River Wye
Private communal garden with views
Fully refurbished throughout

Located in a breath-taking, prime position next to the River Wye and yet within easy walking distance to Chepstow town centre, this contemporary apartment is the perfect property for combining a busy social life with enjoying peaceful days in the sunshine in the private communal garden.

This exclusive development of modern apartments offers a slice of riverside heaven whilst enjoying all the amenities and facilities this popular and historic town can offer that are literally just around the corner. From shopping to sports, social gatherings to strolling around the grounds of the majestic castle, the heart of Chepstow is on the doorstep.

Within this block of prime position apartments called Riverside Mill that comes with private parking, is a newly refurbished two-bedroom, first floor home that boasts a new and contemporary luxury kitchen and bathroom, plus a new hot water and heating system, all cocooned in neutral decor that creates the ultimate turn-key property.

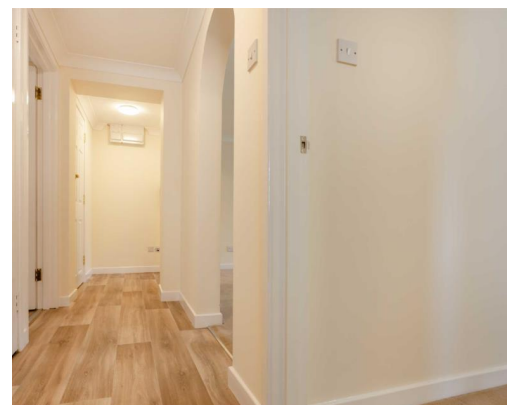


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KEY FEATURES

- Located in a prime position overlooking the River Wye
- Private communal gardens next to the river with panoramic views
- Exclusive Chepstow town centre site with private parking
- Newly refurbished two-bed, first floor apartment
- Contemporary kitchen and bathroom with high-end finish
- Stunning, uninterrupted Wye Valley views



STEP INSIDE



With no work to do here there is more time available to enjoy the stunning location, with Wye Valley and water views to enjoy from the windows and a garden in a prominent riverside location with panoramic views as a backdrop. The apartment is as well-located as Chepstow itself, which can boast easy road access to the major motorway network including the M48, M4 and M5, as well as a train station in the town centre.

Handy for commuting to work or exploring the glorious countryside that surrounds the town, including the rest of the Wye Valley and the Forest of Dean, Chepstow offers the attractive balance of town and country, with the coast not too far away either. However, with this apartment nestled next to the water and boasting incredible views, there's little incentive to want to regularly leave this very special spot.

Step inside the newly refurbished first floor apartment and be instantly embraced by a light and spacious home with a calm and tranquil ambience.

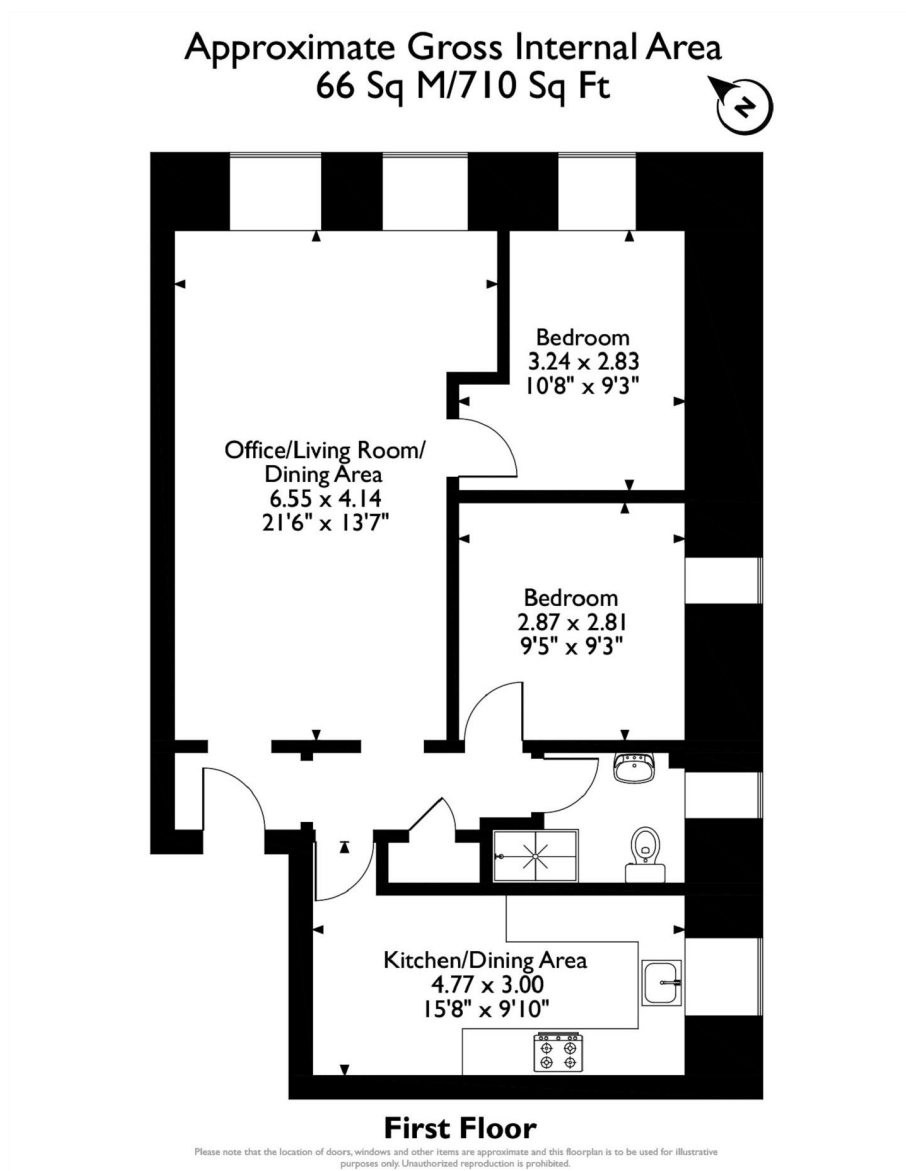
The freshly created neutral decor ensures the generous rooms are a modern and welcoming blank canvas for a new owner to seamlessly move in and enjoy living in this wonderful location with no work to do at all.

From the entrance hall, the first space to discover is the substantial reception room that culminates in a duo of windows that perfectly frame the river and valley view beyond, easily persuading a visitor to linger for longer and be mesmerised by the magnificent location of this home.

This sizeable room is accessed via one of the two delightful arched open doorways that gives an enticing glimpse inside and through to the river view as soon as you walk through the front door.

It's a reception room made for socialising, with ample space to zone for comfortable sofas and chairs for lounging and chatting after a meal at the dining table within the eating zone, and there's a corner that's perfect for a home office zone too, should it be required.

Across the hallway is the newly fitted, well-equipped, glossy and contemporary kitchen that any cook will enjoy using, whatever level of skill they bring to the space.



The socialising spaces continue into the kitchen with an area at one end just waiting for a table and chairs to be added to create a kitchen diner full of chat and laughter as something delicious is being prepared.

The hallway is also the place to find the practical that this updated apartment can offer, a cupboard that hides the hub of the newly installed hot water and heating system. Now the summer breezes that waft in over the river to cool the home in hot weather can be matched by efficient heating in the winter to create a cosy and cocooning home.

Adjacent to the kitchen diner is the shower room that has been drenched in new decor too, with the tactile and totally transforming wall tiles a feature to impress as part of the large walk-in shower that is cleverly tucked away in the corner.

As the refreshing shower sweeps away any remaining sleepiness in the morning, the nature inspired, multi-toned tiles are a subtle but visually engaging reference to the home's riverside location and countryside views out of the room's window.

The apartment's peaceful vibe continues into the two bedrooms, which are both doubles and have both been newly refreshed, including plush carpet and neutral decor.

The principal bedroom can also boast a riverside view as a delightful morning wake-up call, a chance to remind the lucky occupant that they live in one of the best locations Chepstow can offer.

AGENTS NOTE:

Lease years remaining: 123 years (2023).

Ground rent: £125 p.a.

Service charge: £1600 p.a.

STEP OUTSIDE



Step outside into a communal garden that is a slice of riverside bliss, a private parcel of prime real estate that only the residents of the apartments in this dream location can enjoy.

Wander out onto the private lawns that stretch along the riverbank, flanked by wonderful willow trees, to truly absorb the remarkable location and panoramic views that this two-bedroom apartment offers. Days spent picnicking on the lawns above the water as it slowly meanders past, watching wildlife hurry past and the sunlight dance on the water, could be a regular, memory-making experience for the owner of the newly refurbished apartment.

Warm summer evenings will be forever enticing, relaxing on the riverbank with a cool drink in solitaire or with friends, watching the stars appear within a dark night sky above the Wye Valley.

There's practical facilities at the apartment block too, with private resident parking guaranteed, but with the town centre literally around the corner and the beauty of the river and valley on the doorstep, the car probably won't be the focal point of the lifestyle waiting to be enjoyed at this special property.

INFORMATION

Postcode: NP16 5HS

Tenure: Leasehold

Tax Band: D

Heating: Electric

Drainage: Mains

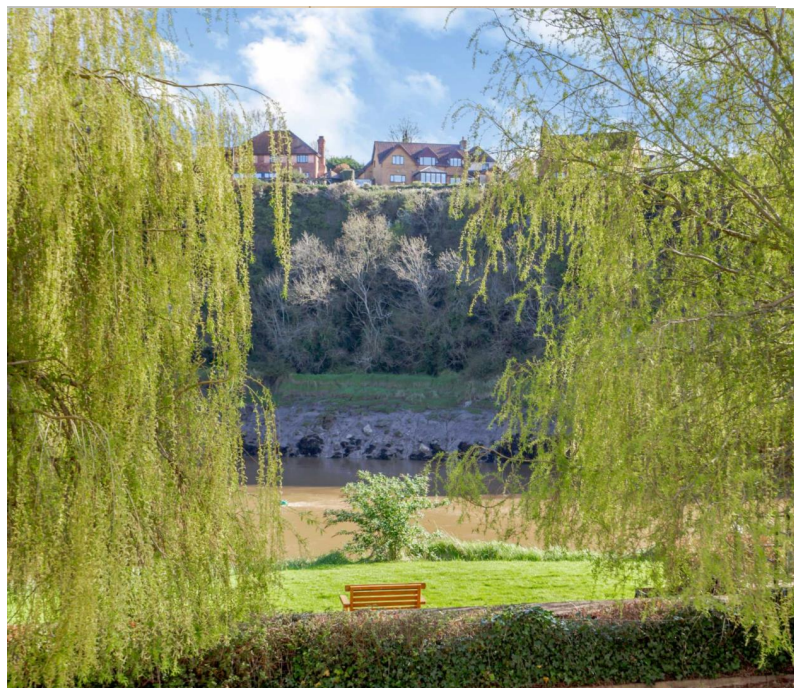
EPC: C





DIRECTIONS

From our offices in Chepstow drive down Chepstow High Street and join the one way system, passing Chepstow Castle and its car park on the left hand side. Take the right hand lane at the traffic lights and as the road curves round to the right take the turning left which leads to the back of the building and parking areas.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	79	81
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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