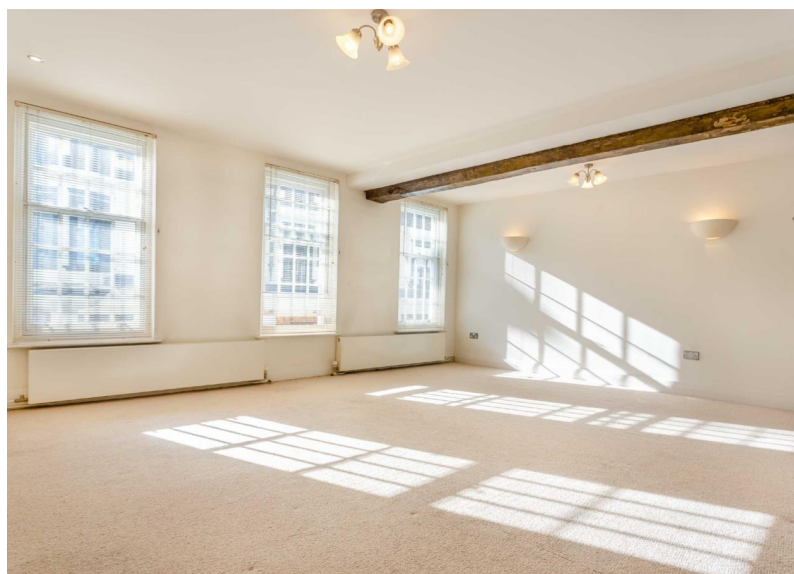




CHEPSTOW

Guide price **£220,000**



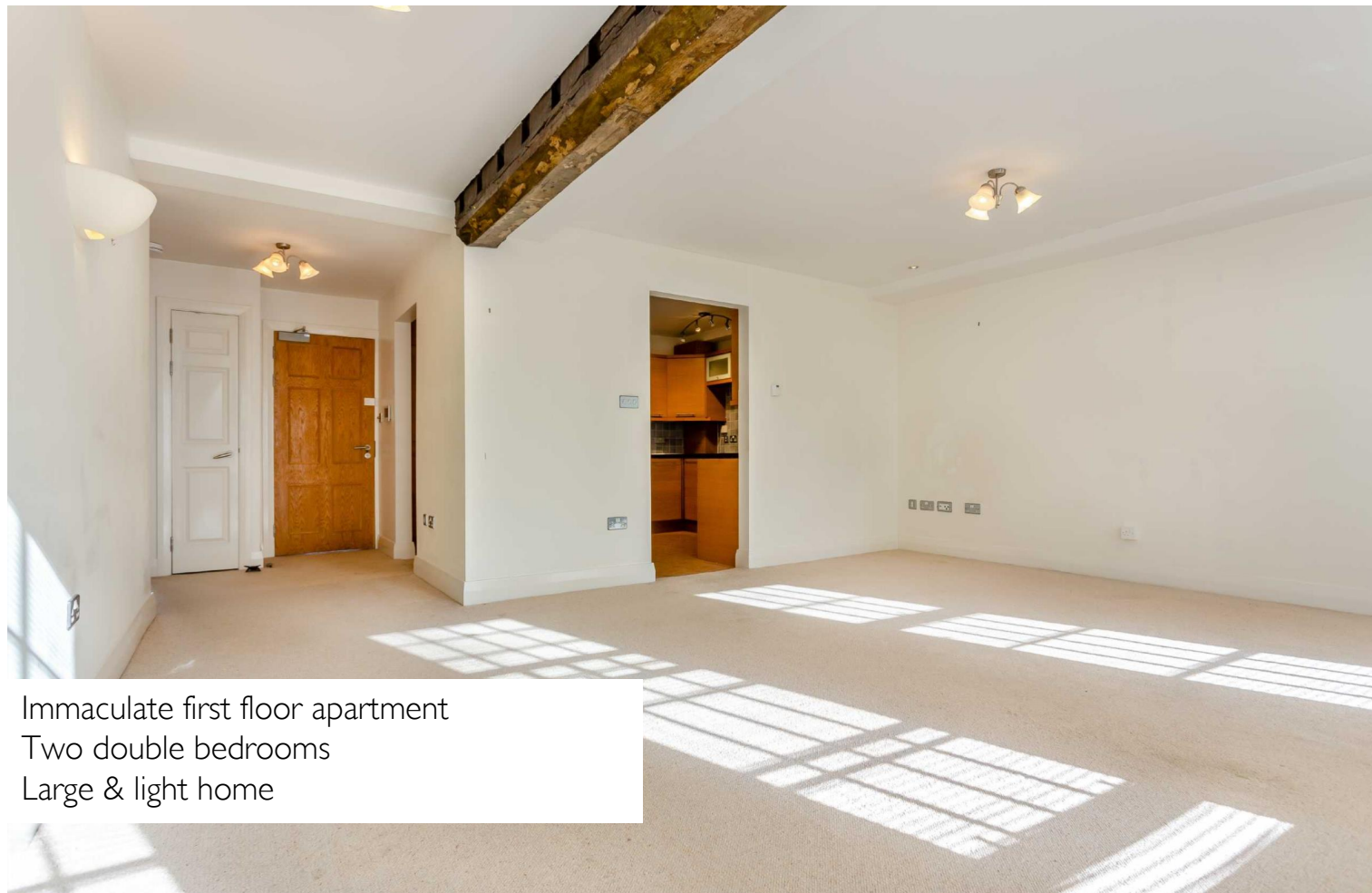
ARCHER & Co

www.archerandco.com

To book a viewing call 01291 626262

1 TOWNGATE MEWS

Bank Street, Monmouthshire NP16 5FE



Immaculate first floor apartment
Two double bedrooms
Large & light home

STEP INSIDE

Hidden away above the main street that meanders through Chepstow town centre, this impressive first-floor apartment is a light and lovely home, offering an oasis away from the bustling street below.

The well-designed flat is accessed via the glossy black communal front door of this three-storey period property, found on the quieter, cobbled Bank Street, and it leads to a spacious home that boasts huge sash windows, high ceilings and exposed ceiling beams to remind you of the property's heritage.

Being located in the heart of Chepstow obviously means that the myriad of restaurants and pubs, cafes and shops this historic town can offer are literally on the doorstep. With the majestic castle just around the corner and the River Wye bank at the end of the road, local picturesque walks and unique places to relax come as part of this property's appealing package.

But if leaving Chepstow is required, the town is well-placed to easily access the M48 leading to the UK's motorway network including Bristol, Newport and Cardiff, and the town's railway station is within walking distance of the apartment.

For days out exploring the countryside, Chepstow is blessed with being nestled within the lower end of the River Wye's journey to the Severn Estuary, offering easy access to the world-famous Wye Valley Area of Natural Beauty and the array of outdoor activities this stunning area can offer.

Hop over the border to explore the Forest of Dean or head further north to discover the Bannau Brycheiniog Brecon Beacons National Park, both driveable from the flat and underlining the fact that living in this apartment means you will never be bored, with town, country and coast all within easy reach.

Step inside this inviting first-floor apartment to find a welcoming oasis of peace above the busy high street below.

The home is a visually delightful mix of neutral, modern decor and the character of this period property, represented by chunky, exposed ceiling beams and the substantial, sash windows that ensure the flat is constantly bathed in light as well as offering intriguing views across the rooftops of the lower town.

The central hall leads seamlessly into the main living room through an open double doorway, creating a wonderful direct sightline through the apartment from the doormat at the rear to the sash windows at the front.

With ample space for a dining zone and a collection of sofas the room is ideal for entertaining visitors or just relaxing in peace; it's the hub of the home, enhanced by being connected to the adjacent kitchen by an open doorway.

The apartment has two bedrooms and, unlike so many of its counterparts, both of them are good-sized doubles boasting a duo of sash windows that continue the opportunities to maximise light flow into the home.

Both bedrooms have high ceilings and calm decor, offering tranquillity to easily find sleep, as well as ample space for storage.

One bedroom can boast a bank of wardrobes while the other will delight with the display of another ceiling beam, and it's this space that is considered the principal as it has a bonus en-suite shower room tucked into the corner.

Guide price
£220,000



KEY FEATURES

- Two bedroom first floor apartment
- Listed building in Town Centre
- Spacious accommodation with exposed beams
- En-suite facilities
- Close to local amenities
- No onward chain



Between the two bedrooms is a spacious four-piece bathroom that's the perfect place to retire to after a hectic day, diving into a bath full of bubbles waiting to soothe you or offering an enticing and refreshing shower to completely revive you at the start of the day.

Both bathrooms are cloaked in neutral tones and tactile materials that pay homage to nature, such as the sandstone-style tiles.

STEP OUTSIDE

Step outside and you are stepping into the heart of the popular market town of Chepstow, offering an impressive array of shopping options and social spots to gather with family or friends, from pubs and bars to cafes and restaurants; all literally on the doorstep.

For the most historic of places to enjoy a stroll in the sunshine the majestic and ancient Chepstow Castle is just around the corner, and the green open spaces peppered with foliage on the banks of the River Wye are constantly calling you for a visit.

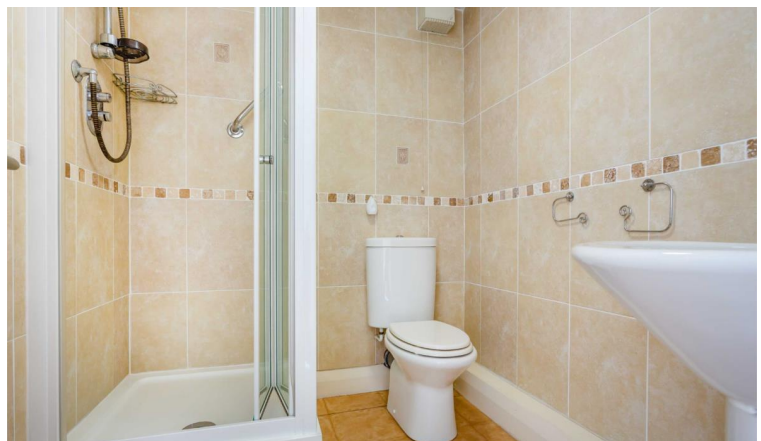
The entrance of the property is on the quieter, cobbled Bank Street and from here the listed townhouse. That comprises six apartments inside, presents its appealing Georgian facade with huge, multi-pane sash windows its most attractive of features.

AGENTS NOTE:

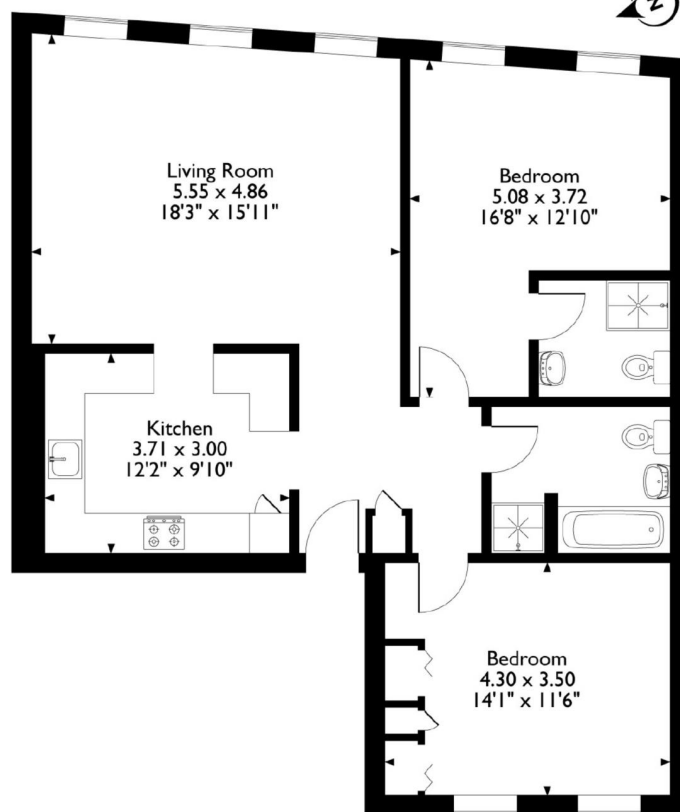
Lease years remaining - 181 years (September 2023)

Ground rent - £125 p.a

Service charge - £1,120 p.a



Approximate Gross Internal Area
87 Sq M/936 Sq Ft



First 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.

DIRECTIONS

From Larkfield round about (A48), head North East onto Newport Road and continue to follow the A48. Turn left onto Moor Street (B4293) and continue down through the Chepstow arch onto bank Street. The property can be found on the left hand side.



INFORMATION

Postcode: NP16 5FE
Tenure: Leasehold
Tax Band: D
Heating: TBC
Drainage: TBC
EPC: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	76	78
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		

30 High Street, Chepstow, NP16 5LJ
01291 626262
chepstow@archerandco.com
www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.