



CHEPSTOW

Guide price **£335,000**



ARCHER & Co

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To book a viewing call 01291 626262

6 WYE APARTMENTS

Monmouthshire NP16 5FG



Private balcony overlooking the River Wye
Underground secure allocated parking
Proximity to the town of Chepstow

Rising gracefully from the riverbank, this architectural masterpiece effortlessly blends sleek lines of glass, steel, and stone with an expansive, artistically landscaped expanse. Harmonizing with the surrounding natural beauty, 7Q captivates the imagination with its interplay of light, courtesy of reflective surfaces and wide open boulevards. It beckons exploration and evokes appreciation.

7Q epitomizes the perfect marriage of form and function, capturing the essence of visual allure while fulfilling its purpose of providing superb new homes in an enviable and distinctive location. It stands as a testament to the remarkable synergy between architectural integrity and aesthetic excellence.

As you step into the apartment, you'll be greeted by a private hallway, setting the tone for a truly exclusive living experience. The contemporary open plan kitchen/living room exudes luxury and elegance, providing a seamless blend of style and functionality. The exquisite bathroom also showcases modern design elements that create a lavish atmosphere.

There are two bedrooms with the master suite boasting an en-suite bathroom plus its own access onto the private balcony, where you can unwind and enjoy moments of tranquility while enjoying views over the River Wye. Additionally, smart controls for heating and lighting ensure optimal comfort and convenience.

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KEY FEATURES

- Exquisite ground floor apartment
- Two double bedrooms
- Captivating waterfront setting
- Stylish open plan living space
- High end kitchen & en-suite bathroom
- No onward chain



Upon entering the development, you'll be greeted by an immaculate communal area, setting the stage for the refined living experience that awaits. Every detail has been carefully curated to ensure a seamless blend of style and security. The apartment itself is accessed effortlessly, providing both convenience and peace of mind.

Furthermore, this exceptional residence offers the luxury of underground secure allocated parking, ensuring that your vehicle is protected and readily accessible whenever you require it. You can indulge in the convenience and peace of mind that comes with this feature, adding an extra layer of comfort to your daily routine.

Beyond the walls of this remarkable development, the vibrant town of Chepstow beckons. A wealth of amenities, including charming shops, delectable restaurants, and inviting cafes, are just a stone's throw away. Immerse yourself in the lively atmosphere as you explore the local treasures and create memorable experiences.

As you venture outdoors onto the private balcony, the breath-taking views of the picturesque River Wye unfold before your eyes, inviting you to embrace nature's beauty. With steps leading down to a further communal lawn area and pathway, whether you choose to stroll along its tranquil banks, enjoy leisurely boat trips, or simply bask in the serene ambiance, the river becomes an extension of your exquisite living environment.

AGENTS NOTE:

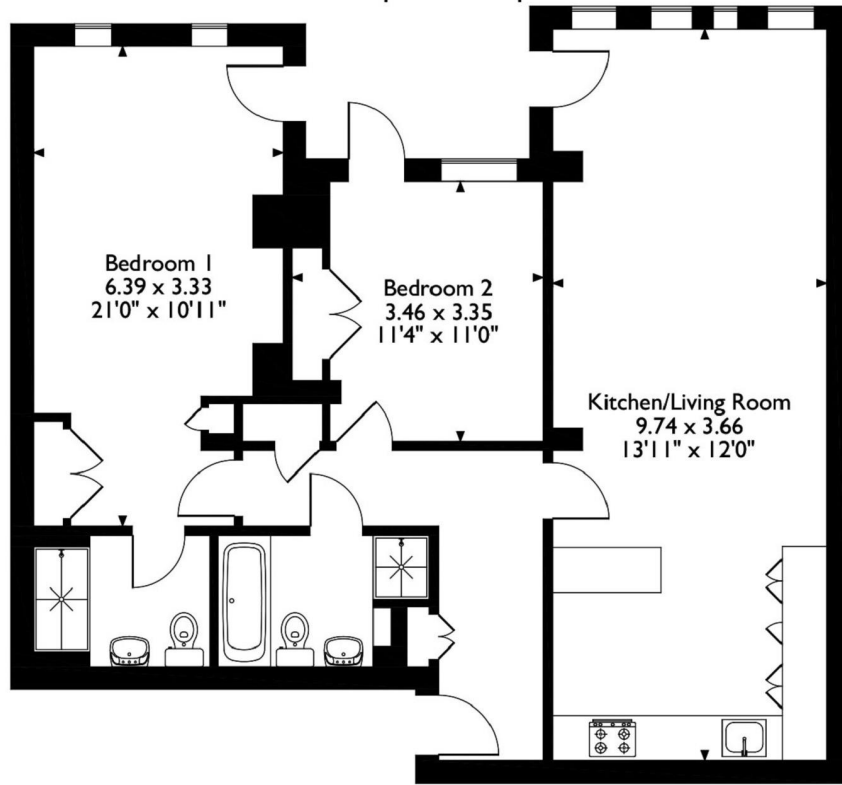
Lease term - 125 years from 2019.

Ground rent - £250 p.a. (approx).

Service charge - £3,000 p.a. (approx).



Wye Apartments, Severn Quay, Chepstow, Sir Fynwy
Approximate Gross Internal Area
88 Sq M/947 Sq Ft



Ground Floor Flat

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 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.



INFORMATION

Postcode: NP16 5FG
Tenure: Leasehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(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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