



# CHEPSTOW

Guide price **£260,000**



# 21 THE MOUNT

Mount Way, Chepstow, Monmouthshire NP16 5UJ



2-bed ground-floor property  
 Parking space  
 Decorated and beautifully presented

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 ten years ago, the building was beautifully 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, it boasts a private garden and rear access, further enhancing its appeal. This stunning 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.

Located on the fringe of Chepstow town, it offers far-reaching views across the town towards Bristol and beyond, making it a truly desirable and scenic residence.

This charming two-bedroom ground-floor apartment is ideal for downsizers or a professional couple seeking a stylish and peaceful home. Overlooking the Mount's private grounds, it offers scenic views and modern touches, including a contemporary kitchen and an inviting living space that seamlessly blends comfort and style. Conveniently located within walking distance of Chepstow town centre, local amenities, and schools, it provides the best of community living. Enjoy exploring the vibrant Tutshill area and everything it has to offer.

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### KEY FEATURES

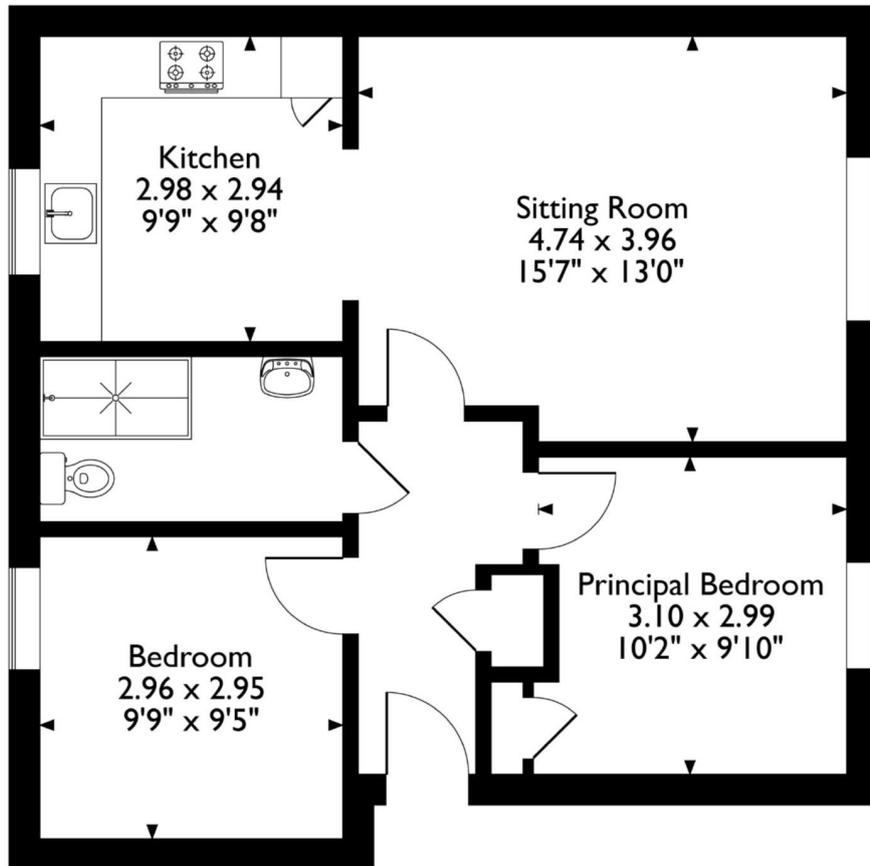
- 2-bed ground-floor property
- In the most desirable location of the Mount
- Walking distance to schools and local amenities
- Great starter home
- Beautifully presented throughout



# STEP INSIDE



21 Mount Way, Chepstow  
Approximate Gross Internal Area  
58 Sq M/624 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.

As you step into the communal hallway and through to the front door into a private internal hall, you'll notice that this property is well-loved and situated in a fantastic position, with views overlooking the open grounds.

The lounge seamlessly flows into a modern fitted kitchen, which offers plenty of worktop space, an integrated oven, and a ceramic hob, creating a spacious and inviting living area.

The property features two bedrooms of similar size and a modern shower room, making it ideal as a lock-up-and-go or for a professional couple.

# STEP OUTSIDE



As you step outside and explore the expansive grounds of the property, you'll find numerous inviting areas to sit and enjoy the beautiful surroundings. Whether you wish to relax with a good book or play games with friends and family, there are plenty of spaces to suit your needs. This property also offers breathtaking, far-reaching views, providing a truly scenic setting.

## LEASE DETAILS

125 years from 17th September 2009.

Previous year's service charge - approximately £2,000 pa.

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

## INFORMATION

Postcode: NPI 6 5UJ

Tenure: Leasehold

Tax Band: D

Heating: Electric

Drainage: Mains

EPC: C





## 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		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	79
(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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