



CHEPSTOW

Guide price **£240,000**



ARCHER & Co

FLAT 2 ASHFIELD HOUSE

Monmouthshire NP16 5PT



Ground floor apartment in a period building
Two bedrooms & two bathrooms
Modernised throughout

Sitting proudly in an elevated position with spectacular far-stretching views, this Grade II listed property is within walking distance into the town centre.

Chepstow is a quaint town with a bustling high street, offering bespoke gift shops, cafes and several restaurants. There is also a Doctors surgery, veterinary clinic and a post office.

The high street also has well-known retailers such as Boots, Peacocks and Marks & Spencer. Chepstow has both primary and secondary schooling, and provides fantastic transport links to Bristol, with easy access to the M4.

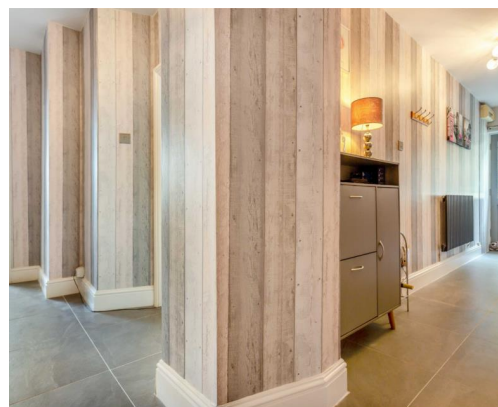
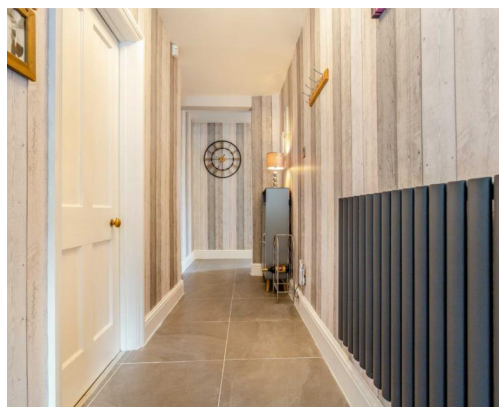


Guide price
£2640,000



KEY FEATURES

- Grade II listed building
- Ground floor apartment
- Two bedrooms
- Very well presented
- Great location & close to Chepstow Town
- Garage & parking



STEP INSIDE



With private access to the side of the property, the hallway opens to each room.

To the front of the property and enjoying the large lattice windows, is the principal bedroom with an en-suite shower room and the spacious living/dining room.

The living room is centred by a modern fireplace, while soaring high ceilings add to the character and charm of the listed building. The traditional apartment has been tastefully updated with modern fixtures, including wall mounted radiators to the living room.

From the hallway, there is a bathroom, fitted with a bath suite, overhead shower and a heated towel rail, along with a large storage cupboard.



To the rear of the property, the second bedroom can be found, a comfortable single, currently adapted as a home office, along with the practical kitchen beyond.

The kitchen has a range of fitted appliances to include an oven and a four-ring hob with further space for a freestanding fridge/freezer, washing machine and dishwasher.

STEP OUTSIDE



The mature, landscaped communal gardens offer a gravelled section for parking and seating at the rear, with lawn to the fore. From the front of the property, there are spectacular views stretching across Chepstow and towards the Severn Estuary. There are mature trees beyond, and neat hedging surrounding the perimeter.

A gated driveway provides ample private parking, along with a single garage with power and lighting.

AGENTS NOTE:

Lease term remaining: 126 years (2023).

Ground rent: £200 p.a.

Service charge: £1445 by-annually.

INFORMATION

Postcode: NP16 5PT

Tenure: Leasehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

From our Chepstow office proceed up the High Street through the Town arch and turn right onto the A48/Hardwick Hill. Proceed up the hill and the entrance to the property is on the left hand side, just before the turning for Bulwark.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	64	73
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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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.