



**Flat 2 The Elm Trees, Llanishen, Chepstow.
NP16 6QE
£200,000
Tenure Leasehold**

- SPACIOUS, PURPOSE BUILT, GROUND FLOOR APARTMENT
- PRETTY RURAL VILLAGE SITUATED BETWEEN MONMOUTH & CHEPSTOW
- IDEAL PURCHASE FOR FIRST TIME BUYER OR DOWNSIZING
- ENTRANCE PORCH & HALL
- LOUNGE WITH FEATURE FIRE PLACE
- REFITTED KITCHEN
- 2 DOUBLE BEDROOMS
- BATHROOM
- ENCLOSED LOW MAINTENANCE COURTYARD
- NO CHAIN

Situated in this pretty rural village located between Monmouth & Chepstow a rare opportunity to acquire a spacious ground floor apartment offering ideal accommodation for a first time buyer or those downsizing.

In brief the accommodation comprises:

To the ground floor: An entrance hall leads to all rooms. A good size lounge with feature chimney breast and French doors opening to the courtyard.

The refitted kitchen benefits from an excellent range of wall & base units and built in oven & hob.

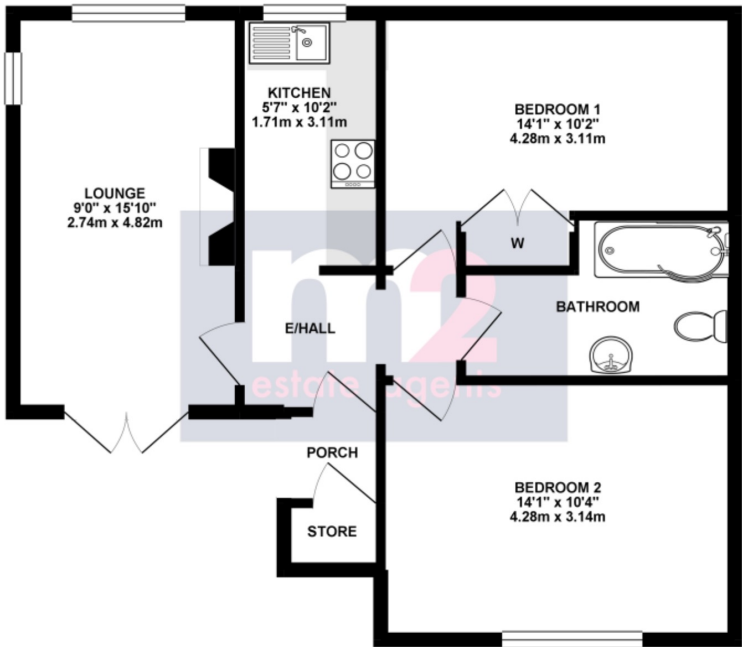
Two double bedrooms lead off the main hallway the master benefiting from a built in double wardrobe. A family bathroom has a shower over bath and part tiled walls.

Outside: A courtyard accessed via 5 bar gate provides a low maintenance garden, with rights of way to adjoining properties.

Services:
All mains services connected.
Council Tax Band:
C



GROUND FLOOR 604.25 sq. ft.
(56.14 sq. m.)



TOTAL FLOOR AREA : 604.25 sq. ft. (56.14 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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I/We acknowledge that I/we have read and understand your terms letter and that these property (Flat 2 Chepstow, NP16 6QE) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____