



**8 Bridge Court, Bulwark Road, Bulwark,  
Chepstow. NP16 5JW  
£165,000  
Tenure Leasehold**

- SPACIOUS, PURPOSE BUILT 2ND FLOOR APARTMENT
- IDEAL PURCHASE FOR FIRST TIME BUYER
- EASY ACCESS TO M48 & BRISTOL
- ENTRANCE HALL/STUDY
- LARGE OPEN PLAN LOUNGE/DINER/KITCHEN
- 2 DOUBLE BEDROOMS
- MODERN BATHROOM
- NO CHAIN

A spacious apartment occupying part of the upper floor in this modern purpose built development lying within a short distance of the M48 providing commuters access to Cardiff and Bristol. The property offers ideal accommodation for a first time buyer comprising:

To the ground floor: A communal entrance hall with security intercom and stairs to the first & second floors:

A large entrance hall provides the possibility of a study area. The central hallway, with airing cupboard and storage leads to all rooms. The large, bright open plan kitchen/lounge/diner is fitted with a range of base units having built in oven and hob, three Velux widows to front. 2 good size double bedrooms face the rear of the property with a bathroom having shower over bath.

Outside: To the front: An allocated parking area.

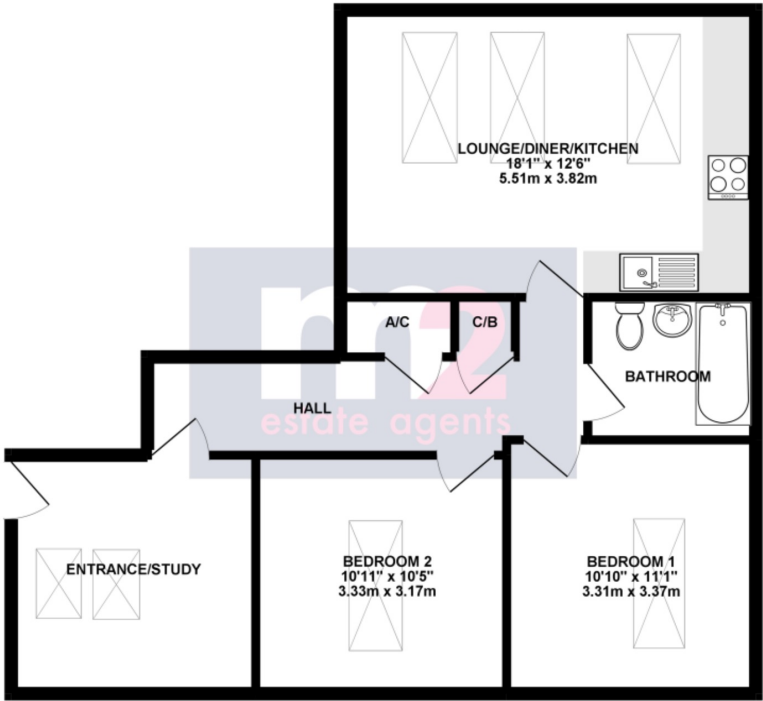
The property benefits from central heating and is offered for sale with no onward chain.

Lease 110 years remaining. Maintenance charge £202.41 paid quarterly. Ground rent £100 annually.

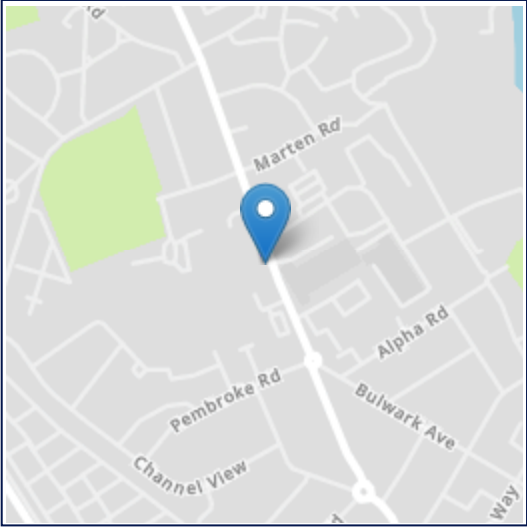
Services:  
Mains water, drainage and electric.  
Council Tax Band:  
B



GROUND FLOOR 724.43 sq. ft.  
( 67.30 sq. m. )



TOTAL FLOOR AREA : 724.43 sq. ft. ( 67.30 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 mis-statement. This plan is for illustrative 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.  
Made with Hologram 402025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

I/We acknowledge that I/we have read and understand your terms letter and that these property ( Bulwark Road, Chepstow, NP16 5JW ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_