

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## Apartment 3 Harlech Court

Vauxhall Lane, Chepstow, NP16 5PZ

No onward chain £239,950



# Apartment 3 Harlech Court

Vauxhall Lane, Chepstow, NP16 5PZ

No onward chain £239,950



## Description

Step into this beautifully presented first-floor apartment, offering a superb blend of space, style, and modern convenience. From the moment you enter the generous reception hall, you are welcomed into a home designed for comfortable living and effortless entertaining.

At the heart of the property lies a stunning open-plan kitchen, dining, and living area, perfect for both relaxing evenings and hosting guests. The contemporary kitchen is thoughtfully designed and fully equipped with a range of high-quality integrated appliances, making it as practical as it is stylish.

The apartment boasts two well-proportioned double bedrooms, including a spacious principal bedroom complete with its own en-suite bathroom. A sleek and modern separate shower room provides added convenience for guests and residents alike.

Designed with comfort in mind, the property benefits from a gas combination boiler supplying hot water and efficient underfloor heating throughout, creating a warm and inviting atmosphere all year round.

Externally, the apartment further benefits from access to a shared garage and an allocated parking space.

Ideally located just a short distance from the historic market town of Chepstow, residents can enjoy a wide range of local amenities, shops, and well-regarded schools. Known as the gateway to the stunning Wye Valley, the area offers exceptional outdoor opportunities, including scenic walks such as the Wye Valley Walk and the Wales Coast Path.

For commuters, the property is perfectly positioned with excellent road, bus, and rail links, providing easy access to Newport, Cardiff, Bristol, Gloucester, and Cheltenham.

This is a fantastic opportunity to secure a stylish, low-maintenance home in a highly desirable location.

## Communal Reception hall and Staircase

Approached via double glazed door. Intercom entry system. Stairs and half landing to first floor. Full height glass block feature wall which lets plenty of natural light in to the stairwell. Door to reception hall.

## Reception Hall

Intercom entry system. Engineered oak flooring with underfloor heating. Cupboard housing wall mounted gas combination boiler and plumbing for automatic washing machine. Doors off.

## Open Plan Kitchen Dining Living Room

23'07 max x 13 max (7.19m max x 3.96m max)

All with inset spotlighting. The kitchen area is fitted with a matching range of base and eye level storage units, glass fronted display cabinets and wine rack. Single drainer stainless steel sink and mixer tap set into solid wooden work surfaces all with tile splash backs. Built in fan assisted electric oven. Built in microwave. Four ring gas hob set into work surface with tile splash back, extractor hood and lighting over. Integrated dishwasher. UPVC double glazed window to front elevation. Open to the living dining space. Engineered oak flooring throughout all with underfloor heating. UPVC double glazed window to the side elevation. Full height UPVC double glazed window and door to Juliet balcony with views.

## Bedroom One

12'05 x 9'07 (3.78m x 2.92m)

Freestanding wardrobe to remain. Engineered oak

Tel: 01291 418418

flooring with underfloor heating. UPVC double glazed window to side elevation. Door to en-suite bathroom.

### En-Suite Bathroom

Extractor. Low level W.C. Pedestal wash hand basin with chrome mixer tap. Mirror light and shaver point over. Bath with chrome mixer tap and shower attachment over plus glazed shower screen. Travertine tiling walls. Travertine tiling to floor with underfloor heating.

### Bedroom Two

12'09 max x 9'01 (3.89m max x 2.77m)

Engineered oak flooring with underfloor heating. Full height UPVC double glazed window to side.

### Shower Room

Extractor. Low level W.C. Pedestal wash hand basin with chrome mixer tap. Mirror light and shaver point over. Step in enclosure with mains fed shower. Travertine tiling walls. Travertine tiling to floor with underfloor heating. Chrome electric towel radiator.

### Garage and Parking

Shared garage with remote electric door. Parking for one vehicle to front.

### Material Information

Tenure - Leasehold 999 years from 25.04.2014

Ground rent - £150 per annum.

Under the terms of the lease Maintenance charges are shared between the 8 apartments on an ad hoc basis. No service charges are set yet.

Council Tax Band - D

Mains gas. Mains electricity. Mains water. Mains drainage.

We are informed the property is standard construction. Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>



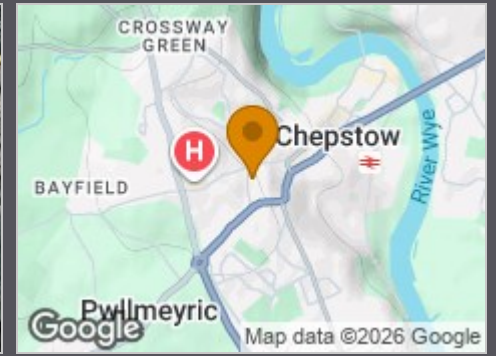
## Road Map



## Hybrid Map



## Terrain Map



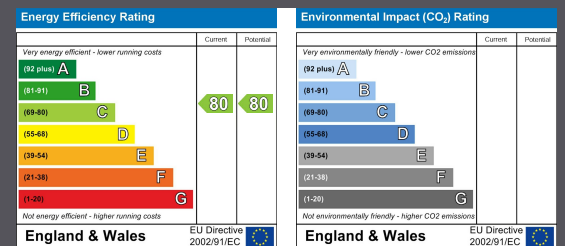
## Floor Plan



## Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.