

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 1 Bensons Court

Nelson Street, Chepstow, NP16 5HT

£234,950



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## Description

This beautifully presented duplex apartment is ideally situated in the charming old market town of Chepstow, offering easy access to all the amenities the town has to offer.

Enter through a communal entrance and climb the staircase to your own front door, leading you into a welcoming reception hall. The recently installed (2024) modern shaker style kitchen breakfast room boasts quartz work surfaces, while the spacious living/dining room features two full height windows and a separate W.C. Upstairs, you will find three double bedrooms and a bathroom.

Outside, enjoy a sunny courtyard area perfect for alfresco dining. Parking for the property is available through residents permit by application to the local authority. Don't miss the opportunity to view this remarkable property.

There are plenty of shops, bars, cafes and restaurants as well as good junior and comprehensive schools within walking distance. Chepstow is known as the gateway to the Wye Valley, itself a designated area of outstanding natural beauty. For those that enjoy the outdoors, there are many walks in the area including the Wye Valley Walk, which starts a short distance away at Chepstow Leisure Centre and Wales coastal footpath which starts in Chepstow and follows the coastline all the way to North Wales.

For the commuter, there are excellent road networks close by plus bus and rail links to be found in Chepstow. All of which bring Newport, Cardiff, Bristol, Gloucester and Cheltenham within commuting distance.

## Communal Reception Hall

Approached via wooden panelled door with stairs to

landing. Only two apartments have use of this reception hall.

## Reception Hall

Coving. Approached via wooden panelled door. Telephone entry system. Understairs storage cupboard. Stairs to first floor landing doors off.

## Kitchen

9'06 x 9'05 (2.90m x 2.87m)

Installed in 2024 with a matching range of shaker style base and eye level storage units. Quartz worktops to base units all with tile splash backs. One and half bowl ceramic sink with mixer tap. Built in fan assisted oven. Four ring touch control electric hob with with filter unit an light over. Space for upright fridge freezer. Plumbing and space for automatic washing machine. UPVC double glazed window to rear elevation.

## Living/Dining Room

19'08 x 11'08 (5.99m x 3.56m)

Coving. Electric heater. Two full height UPVC double glazed windows to front elevation.

## W.C.

Coving. Low level W.C. with push button flush. wash hand basin with chrome mixer tap and tile splash back. Tile effect flooring. Opaque UPVC double glazed window to rear elevation.

## First Floor Stairs and Landing

Coving. Access to loft inspection point. electric heater. Cupboard housing hot water cylinder. Doors off.

## Bedroom One

12'04 x 10'04 (3.76m x 3.15m)

Coving. Full height UPVC double glazed window to front elevation.

Tel: 01291 418418

### Bedroom Two

9'01 x 9 (2.77m x 2.74m)

Coving. Electric heater. Velux roof window to rear.

### Bedroom Three

8'11 x 8'09 (2.72m x 2.67m)

Coving. Electric heater. UPVC double glazed window to front elevation.

### Bathroom

White suite to include low level W.C. with push button flush. Pedestal wash hand basin with chrome mixer tap. Bath with mains fed shower over. Part tiling to walls. Tile effect flooring. Velux roof window to rear.

### Outside Space

Paved seating area which is of a sunny nature.

### Parking

Residents permits are available by application via Monmouthshire County Council. One residents permit per household.

### Council Tax Band - D

### Tenure - Leasehold

999 years from December 1989.

### Material Information

We are informed the property is of standard construction.

Mains electricity. Electric heating and water. Mains drainage.

Broadband and mobile coverage.

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

### Anti Money Laundering

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



Road Map



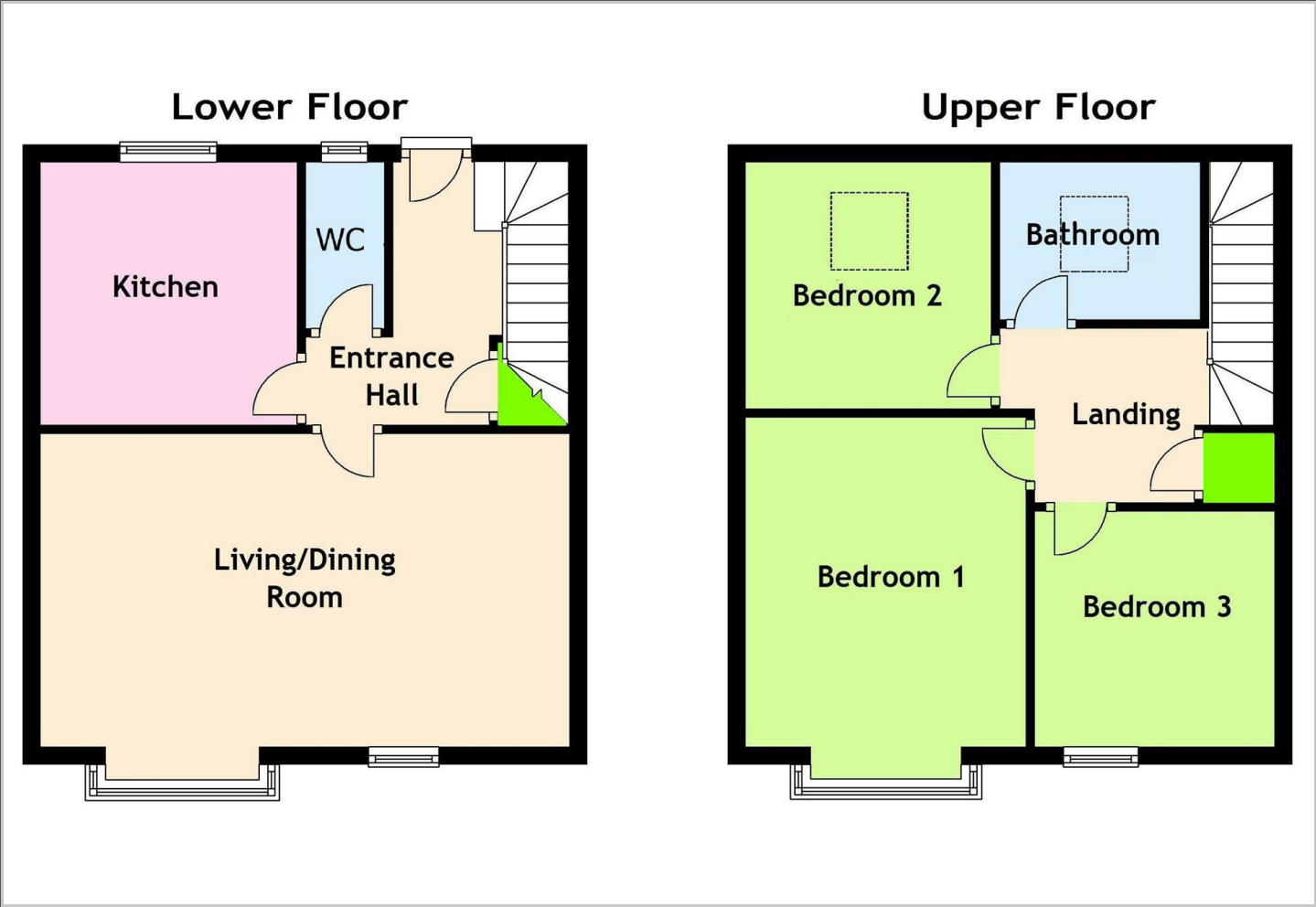
Hybrid Map



Terrain Map



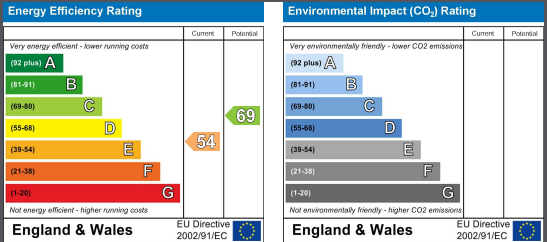
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.