



Flat 1, 21 Bridge Street
Chepstow, Monmouthshire, NP16 5EZ

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- Offered with No Onward Chain
- Grade 2 listed Maisonette
- Characterful features
- Historic area of Chepstow
- Lounge open plan to fitted Kitchen
- Staircase to second floor
- Master bedroom with exposed timbers
- Shower room with WC
- Communal courtyard garden to rear
- Walking distance to Riverbank and Chepstow town centre
- Excellent commuting links via rail, road and coach
- Close to the popular Wye Valley and the Forest of Dean

Guide Price
£150,000

Unit 6 Manor Way, Library Place, Chepstow,
Monmouthshire, NP16 5HZ
chepstow@david-james.co.uk
Tel 01291 626775
www.david-james.co.uk

Description

Offered to the market with the benefit of no onward chain, Flat 1, 21 Bridge Street is a one double bedroom maisonette set within an attractive grade 2 listed period cottage, that has been sympathetically converted to provide five apartments. The property retains a range of character features and occupies a highly sought-after position in the historic heart of Chepstow, within easy walking distance of a wide selection of bars, restaurants and shops.

The well-planned accommodation is arranged over two floors. The first floor comprises an entrance porch leading into an open-plan lounge/dining area with kitchen. The upper floor provides a double bedroom and a bathroom. Further benefits include access to a low-maintenance communal courtyard.

Situation

The property is situated within easy walking distance of the town centre. Chepstow is a historic market town marking the gateway to south-east Wales from the original Severn Bridge. Its rich Norman heritage is reflected in the surrounding stone Port Wall and the prominent Chepstow Castle, both within walking distance. The riverside, with its bandstand and selection of restaurants, offers a pleasant setting for leisurely walks.

The town benefits from excellent transport links, with convenient access to the Severn Bridge and eastbound routes to Bristol city centre, Bristol Parkway railway station, the M5 interchange and London. Westbound routes provide easy access to Newport, Cardiff and the wider South Wales region. Gloucester and the Forest of Dean are readily accessible via the A48. Chepstow railway station offers regular rail services, while the bus station provides local routes and longer-distance connections to Cardiff, Swansea and London Victoria.

Accommodation

The front door leads to a communal entrance hall and a staircase leading to the first floor landing, providing access to three of the apartments. Enter into an entrance hall leading to the spacious lounge with characterful features, exposed timbers and window to the front aspect. The kitchen is open plan to the lounge comprising fitted units with worksurfaces over, space for freestanding cooker, washing machine and fridge, with a window to the side aspect. A staircase leads to the double bedroom with window to the front aspect and exposed timbers. The bathroom is adjacent to the bedroom,

comprising corner shower cubicle, vanity wash hand basin and WC. with a wooden sash window to the front aspect.

Outside

There is a low maintenance communal courtyard, located at the rear of the property, accessed via a staircase from the communal landing.

Agents Note

The maisonette is one of five properties within this building, all five properties own one fifth of the freehold and will automatically become a member of the management company. The maisonette benefits from a long lease with 994 years remaining.

The Management fees for 2025 were approx. £550 to include the Maintenance charge, Ground Rent & Buildings Insurance. Further details available from the agent.

A parking permit is available to purchase from Monmouthshire County Council.

We have been informed that pets are not allowed at this property.

Services

Mains services are connected, to include mains water, drainage and electric heating. EPC Rating D

Local Authority

Monmouthshire County Council.
Council tax band B

Tenure

We are informed the property is Freehold, intending purchasers should verify this with their solicitor.

Viewing

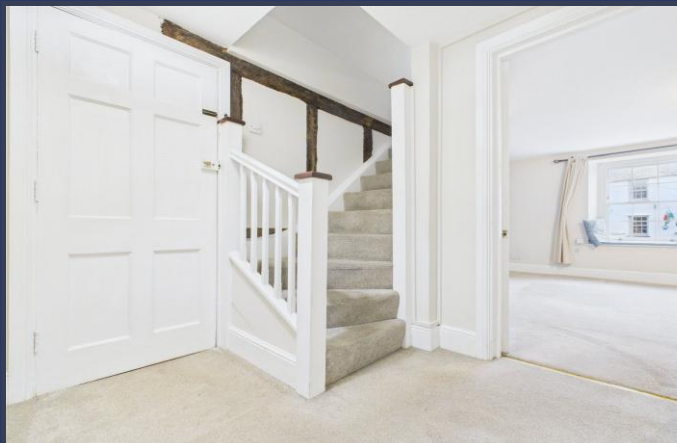
Strictly by appointment with the Agents: David James,
Tel 01291 626775

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

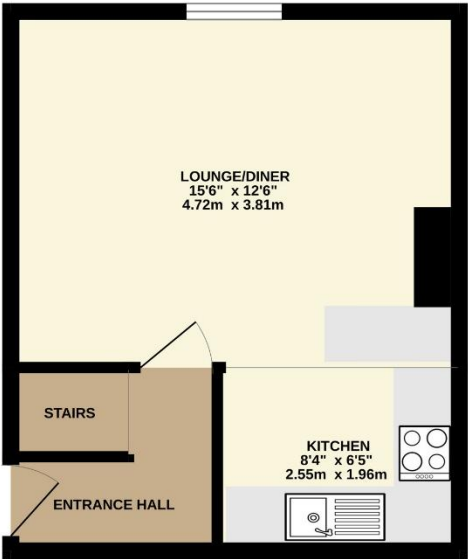
WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.

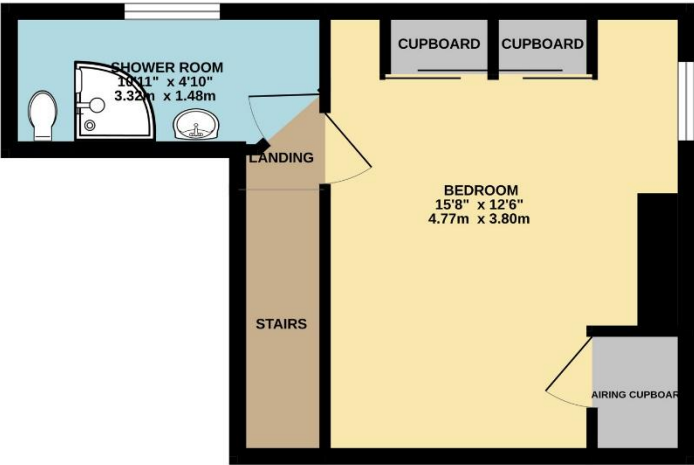


FLOOR PLAN

GROUND FLOOR
289 sq.ft. (26.8 sq.m.) approx.



1ST FLOOR
274 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 563 sq.ft. (52.3 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		