



33 Wye Apartments, Severn Quay
Chepstow, Monmouthshire, NP16 5FG

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Offered to the market with no onward chain, a modern second-floor apartment comprising: entrance hall, open-plan living/dining/ kitchen, 2 bedrooms & 2 bathrooms. Secure parking.

- Open plan Living Room / Dining / Kitchen
- Two double bedrooms (Master with En-Suite Shower room) and Family Bathroom
- Secure underground carpark with one allocated space
- Located on the edge of The River Wye, close to the Wye Valley & Forest of Dean
- Excellent commuter links to M48 & M4 Motorways, Train & Bus Station

Guide Price
£275,000

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

Description

Offered to the market with no onward chain, this well-presented modern second-floor apartment offers deceptively spacious accommodation comprising: entrance hall, open-plan living/dining room/kitchen, two double bedrooms (one with en-suite shower room), and a family bathroom. There is also one allocated parking space in the secure underground car park

Enjoying delightful views across to the River Wye and towards Chepstow Castle, the apartment forms part of a modern, purpose-built building positioned along the scenic riverbank, a sought-after and convenient location in historic Chepstow. The building features a well-maintained communal entrance with secure access.

Perfectly placed just a short walk from Chepstow's vibrant town centre, railway station, and coach links, the property also offers excellent road connections, with the M48 and M4 motorways via the Severn Bridge just a short drive away, ideal for commuting to Bristol, Cardiff, or London.

Accommodation

The building is accessed via an electronic tab providing access into the main reception area, there is a lift and a staircase leading to the second floor where the apartment can be found. Enter into a reception hallway with doors off to all rooms and a useful storage cupboard also a separate boiler cupboard housing the heating controls.

The living space has been designed to be open plan, offering lounge, dining and kitchen areas. The modern fitted kitchen comprises range of fitted wall and base units incorporating sink unit, Neff induction hob with extractor fan over, twin Neff ovens, integrated fridge and freezer, larder cupboard, and inset spotlights to ceiling.

The sizeable reception area comprises ample room for sofas as well as a dining table and chairs, there are floor to ceiling picture windows creating a light and bright living room, fitted with a Juliet balcony, providing views towards the River Wye and Chepstow Castle beyond. The windows are fitted with remote control blinds.

There are two double bedrooms both with the benefit of built in wardrobes, they also have floor to ceiling windows with Juliet balconies and views towards the River Wye.

The master bedroom has its own ensuite facilities accessed via a modern frosted glass door and comprising, shower cubicle with monsoon shower head vanity wash hand base and back to wall WC, LED mirror, tiled walls and ladder radiator.

The family bathroom is accessed from the hallway and comprises deep modern bath with waterfall tap, vanity wash hand basin, back to wall WC, tiled walls, LED mirror and ladder radiator

Outside

Outside of the building, there are communal areas overlooking the River Wye. Below the development there is a private residents underground car park with one allocated parking space for the apartment.

Services

All mains services are connected.
EPC Rating - B

Local Authority

Monmouthshire County Council.
Council tax band TBC

Tenure

Leasehold - You are advised to have this verified by your legal advisors at your earliest convenience.

Agents Note

The property is Leasehold 125 years from and including 1 January 2018. A management company oversees the development, with annual ground rent and service charges payable. Previous charges 2024/2025: Service Charge £125.00 half yearly. Ground rent £1,486.00 half yearly. Further details available upon request from David James.

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.





Approximate total area⁽¹⁾

756 ft²

70.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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