



**Larkfield Park**  
, NP16 6QY

**Rental £890 Monthly**  
**2 Bedroom Ground Flat**  
**Available Now**

Homelink Lettings, Tramshed Tech, Griffin House, High Street, Newport, NP20 1FX  
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Opening Times: Mon 09.00 - 23.00 | Tue 09.00 - 23.00 | Wed 09.00 - 23.00 | Thurs 09.00 - 23.00 | Fri 09.00 - 23.00 | SatClosed | Sun Closed

\* Unfurnished  
\* Double Bed

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## Situation

This well-presented two-bedroom ground-floor apartment is located in the sought-after Larkfield Park, on the outskirts of Chepstow town centre.

Situated in a quiet cul-de-sac, the property offers excellent transport links, with the A48 and M4 motorway less than two miles away, providing easy access to Bristol, London, Newport, and Cardiff.

### PROPERTY OVERVIEW

Accessed via a secure intercom system, the apartment benefits from a private entrance through the communal reception area. Upon entering the apartment, the welcoming hallway provides access to the bathroom, bedrooms, kitchen, and living/dining room.

The apartment is let unfurnished, offering tenants the flexibility to personalise the space.

### ACCOMMODATION

Master Bedroom - A well-proportioned room at the front of the property, featuring a built-in wardrobe, neutral carpets, and modern décor.

Single Bedroom - Ideal as a guest room or home office.

Living/Dining Room - Located at the rear of the property, with ample space for a small dining table and chairs.

Modern Kitchen - Fitted with an electric oven and hob, plus space for a washing machine and freestanding fridge freezer.

Family Bathroom - Featuring underfloor heating, a chrome heated towel rail, and a shower over the bath.

### ADDITIONAL FEATURES

- Allocated parking
- Economy 7 heating for energy efficiency
- Private outdoor space, suitable for a small seating area
- Designated storage and bin areas

This ground-floor apartment presents an excellent opportunity for tenants seeking a well-located and comfortable home, within walking distance to Chepstow town centre.

Here is more information.

EPC Rating: C

Council Tax Band: D

Holding deposit required to reserve the property: £200

Deposit required before the move in date: £1,020

Property being let unfurnished

Property available from 1st May 2025

Holding deposit paid by you to reserve the property. This will only be withheld if the tenancy does not commence (including guarantor (s) due to the applicant withdrawing from the tenancy and not proceeding on the agreed date, if the applicant fails a Right to Rent check, provide false, incorrect, or misleading information, or fail to sign their tenancy agreement) and/ or Deed of Guarantee).

The agreed holding deposit will be deducted from the overall tenancy deposit.

Applicants are informed that the tenancy start date should be within 15 days of holding deposit payment being made, unless a different date is agreed by both parties and in writing.

Disclaimer:

The photos displayed are for reference purposes only and do not reflect the current appearance of the items.

They are provided solely for illustrative purposes.

## Directions

## Further Information

The deposit required is £1,020

# Accommodation

All measurements are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	