













## 44a Flat 2, Maryport Street, Usk. NP15 1AE £270,000 Tenure Leasehold

- RECENTLY RENOVATED 1ST FLOOR LUXURY APARTMENT
- MANY PERIOD FEATURES
- SPACIOUS ACCOMMODATION
- ENTRANCE HALL
- LARGE LOUNGE/DINER WITH MINSTER STONE FIRE SURROUND
- SUPERB CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES
- 3 GOOD SIZE BEDROOMS
- REFITTED MODERN SHOWER ROOM
- UPVC DOUBLE GLAZED SASH WINDOWS & GAS CENTRAL HEATING
- VIEWING RECOMMENDED

A spacious and well presented 3 bedroom, 1st floor apartment situated within Usk town close to a wide range of amenities and riverside walks.

The property has benefited from extensive renovation by its present owners and now offers versatile accommodation with many period features comprising: A communal entrance hall, with security intercom, provides access to the 1st and 2nd floors.

An L shaped reception hall leads to a spacious lounge/dining room with feature minster stone fire surround.

The contemporary kitchen leads off the lounge fitted with a comprehensive range of Matt blue wall & base units, a full range of integral appliances and ample space for a table. A fire exit provides access to the rear.

3 good size double bedrooms are situated off the reception hall, the 3rd enjoying a dual aspect over Maryport street.

The refitted family shower room benefits from an over sized shower cubicle, wash hand basin with storage, Low level w/c and splash back paneling.

The property benefits from gas fired central heating and Upvc double glazed sash windows throughout.

Services:

all mains services connected

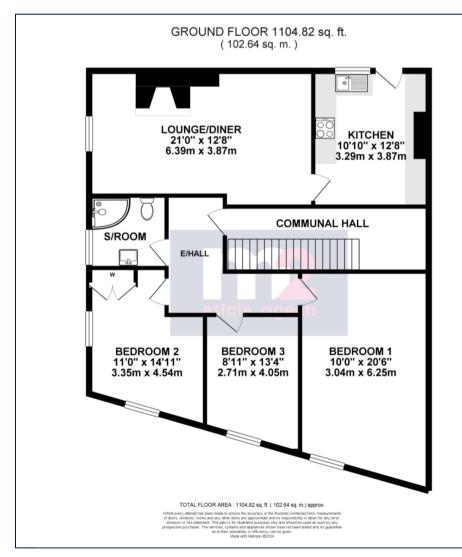
Council Tax Band:

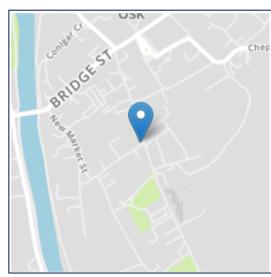
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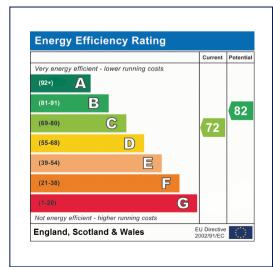












All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or filmess for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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