



**Flat 29 Castle Court, Maryport Street, Usk.
NP15 1RW
£110,000
Tenure Leasehold**

- VIEWS OF USK CASTLE & WENTWOOD
- 2 BEDROOMS
- LIFT SERVICE
- NEW KITCHEN WITH APPLIANCES
- WALK IN SHOWER ROOM
- LOUNGE/DINER
- TOP FLOOR RETIREMENT APARTMENT
- NO CHAIN

Situated in the heart of Usk town, walking distance of local shops, eateries, doctors and dentist is this highly popular retirement development. Castle Court features communal gardens and parking, house manager, security door with intercom system, social seating area, laundry room, guest suite and a lift to all floors.

This top floor apartment offers views of Usk castle. The accommodation features a hallway with airing cupboard, storage cupboard and intercom entry, good size lounge, two bedrooms, separate newly fitted kitchen and modern bathroom, emergency pull cords throughout.

A monthly maintenance charge of a £184 pcm includes all external and internal upkeep of communal areas, lift service, house manager, buildings insurance and water rates.

Services:

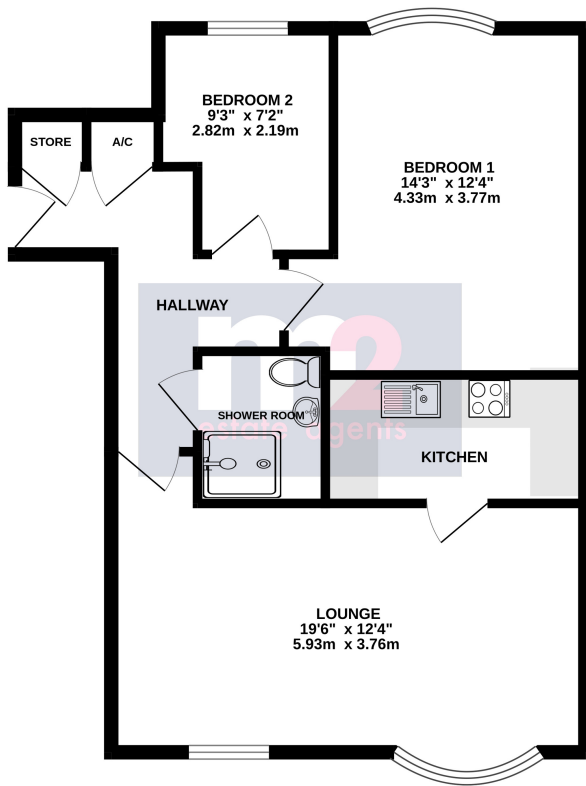
Mains electric, water and drainage.

Council Tax Band:

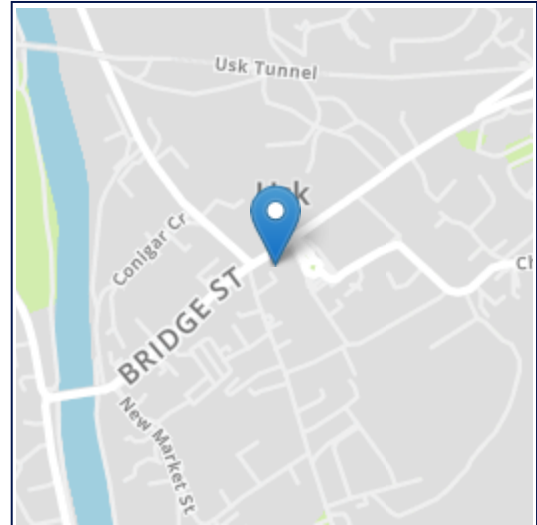
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GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA: 599 sq.ft. (55.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 fitness 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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