



**Flat 11 Castle Court, Maryport Street, Usk.  
NP15 1RW  
£105,000  
Tenure Leasehold**

- **2 BEDROOMS**
- **BATHROOM**
- **LOUNGE**
- **LIFT SERVICE**
- **NEWLY CARPETED**
- **NO CHAIN**
- **RE FITTED KITCHEN WITH APPLIANCES**

Exceptionally well presented first floor retirement apartment situated in a central location within Usk town, close to an excellent range of amenities.

The accommodation features a hallway with airing cupboard, storage cupboard and intercom entry, good size lounge with bow window and focal point fireplace, two bedrooms, the main bedroom featuring fitted wardrobes, refitted kitchen with integrated appliances and bathroom. The apartment features new carpets, decor and emergency pull cords throughout.

Communal facilities include communal gardens and parking, house manager, security door with intercom system, social seating area, laundry room, guest suite and a lift to all floors.

Lease length (TBC) A monthly maintenance charge (amount to be confirmed) includes all external and internal upkeep of communal areas, lift service, house manager, buildings insurance and water rates.

Services:

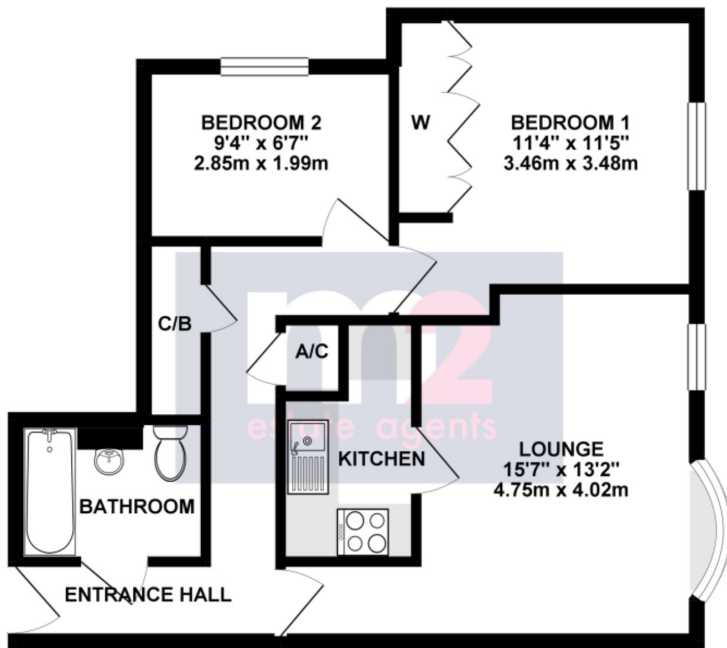
Mains electric, water and drainage.

Council Tax Band:

C

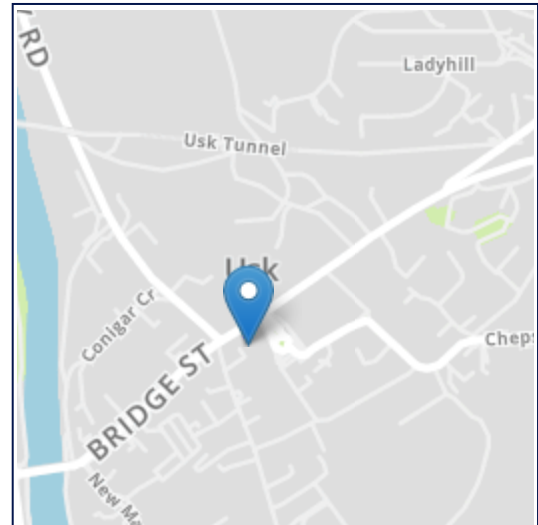


GROUND FLOOR 510.41 sq. ft.  
( 47.42 sq. m. )



TOTAL FLOOR AREA : 510.41 sq. ft. ( 47.42 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here will be tested and no guarantee is given 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+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	79	81
	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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

I/We acknowledge that I/we have read and understand your terms letter and that these property ( Flat 11 Maryport Street, Usk, NP15 1RW ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_