



**Flat 24 Castle Court, Maryport Street, Usk.  
NP15 1RW  
£105,000  
Tenure Leasehold**

- 2 BEDROOMS
- MODERN SHOWER ROOM
- MODERN SPACIOUS KITCHEN
- LOUNGE WITH BAY WINDOW
- ENTRANCE HALL WITH STORAGE
- LIFT TO ALL FLOORS
- COMMUNAL GARDENS & PARKING AREA
- LAUNDRY ROOM
- NO CHAIN
- HOUSE MANAGER & GUEST SUITE

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.

The accommodation features a hallway with airing cupboard, storage cupboard and intercom entry, good size lounge with bay window, two bedrooms, the second bedroom is currently arranged as a dressing room, separate newly fitted kitchen with appliances and modern shower room featuring large walk in shower, vanity sink unit and close coupled w.c, emergency pull cords throughout.

A monthly maintenance charge of a £185.09pcm includes all external and internal upkeep of communal areas, lift service, house manager, buildings insurance and water rates. The lease length is 962 years.

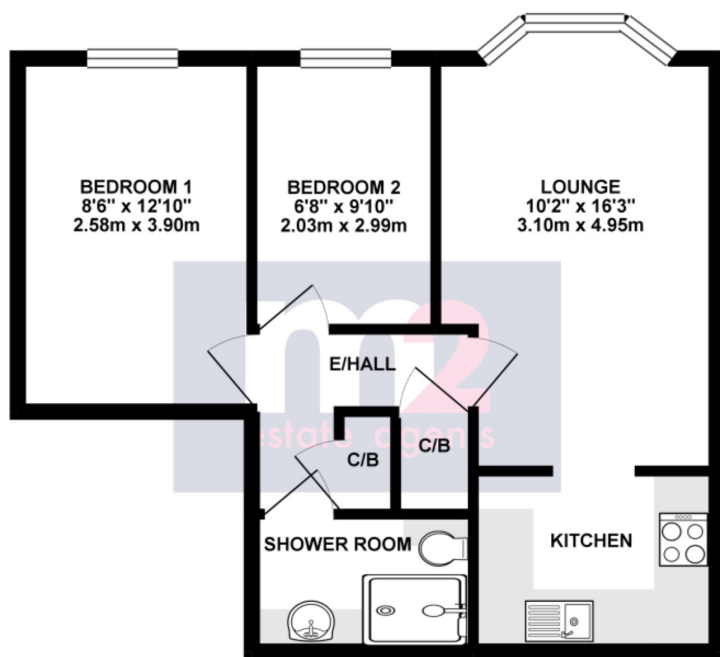
Services:

Mains electric, water and drainage.

Council Tax Band:

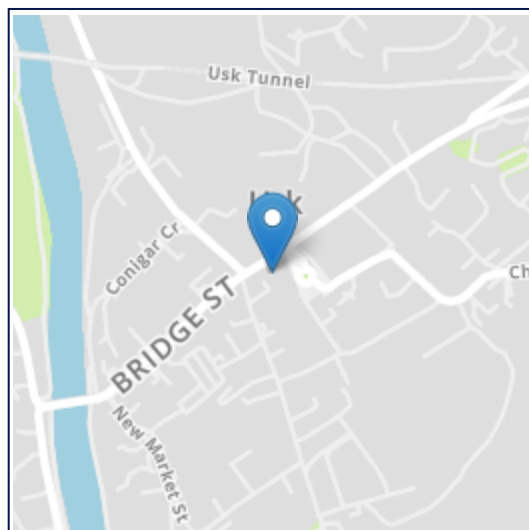
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GROUND FLOOR 477.15 sq. ft.  
( 44.33 sq. m. )



TOTAL FLOOR AREA: 477.15 sq. ft. ( 44.33 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metron 82024



**Energy Performance Asset Rating**

More energy efficient

**A+**

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**75** This is how energy efficient the building is

Net zero CO<sub>2</sub> emissions

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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