



**Flat 10 Castle Court, Maryport Street, Usk.  
NP15 1RW  
£110,000  
Tenure Leasehold**

- **GROUND FLOOR RETIREMENT APARTMENT**
- **LOUNGE/DINER**
- **KITCHEN**
- **SHOWER ROOM**
- **2 BEDROOMS**
- **NO CHAIN**
- **COMMUNAL GARDENS & PARKING AREA**
- **LAUNDRY ROOM**
- **HOUSE MANAGER & GUEST SUITE**
- **24 HOUR EMERGENCY CALL SERVICE**

A spacious ground floor retirement apartment situated in the heart of Usk town, walking distance of local shops, eateries, doctors and dentist.

A secure communal entrance leads to an inner hall.

The main entrance of the apartment opens onto a hall with storage and airing cupboard. The kitchen leads off a good size lounge/diner with base and eye level storage. The main double bedroom has extensive built in storage with the second bedroom being a single. The shower room features a walk in shower, w/c and pedestal sink.

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. A first floor apartment with 2 bedrooms, shower room, lounge and kitchen.

Lease 999 years commencing 1989. Maintenance circa £210 pcm including water bill and building insurance. Council tax Band C.

Services:

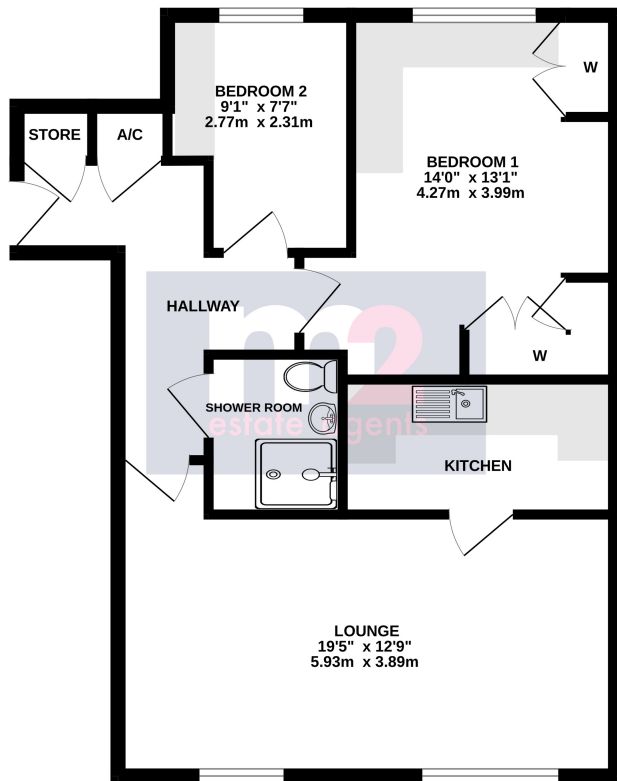
Mains Electric, Water and Drainage.

Council Tax Band:

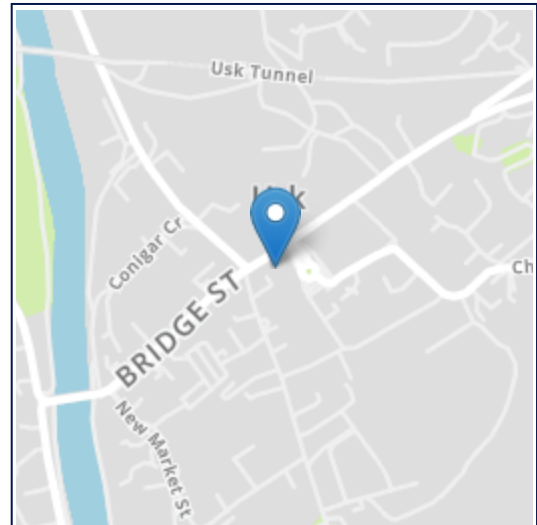
C



GROUND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA: 593 sq.ft. (55.1 sq.m.) approx.  
While 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 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.  
Made with Metropix C1024



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>	71	77
	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 10 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 \_\_\_\_\_