



**1 Castle Court, Maryport Street, Usk. NP15  
1RW  
£99,950  
Tenure Leasehold**

- **GROUND FLOOR RETIREMENT FLAT**
- **2 BEDROOMS**
- **SHOWER ROOM**
- **DUAL ASPECT LOUNGE**
- **KITCHEN**
- **NO CHAIN**
- **VIEWS OVER THE GARDENS**
- **BUILT IN WARDROBES TO MAIN BEDROOM**

Rarely available ground floor retirement apartment, in this ever popular development situated in the centre of Usk. Walking distance of all local amenities including doctors, dentist, shops and eateries. Communal parking, gardens and a laundry room are available for all residents along with a house manager and emergency pull cords in all rooms.

An entrance hall with airing cupboard and storage cupboard leads to all rooms. Dual aspect the lounge has views over the gardens. Off the lounge the kitchen features both wall and base units, upright fridge/freezer, freestanding electric oven with hob and stainless steel sink. The main double bedroom also over looks the garden and has built in wardrobes. Bedroom two is a single. Part tiled the shower room has a walk in shower, sink and w/c.

**Services:**

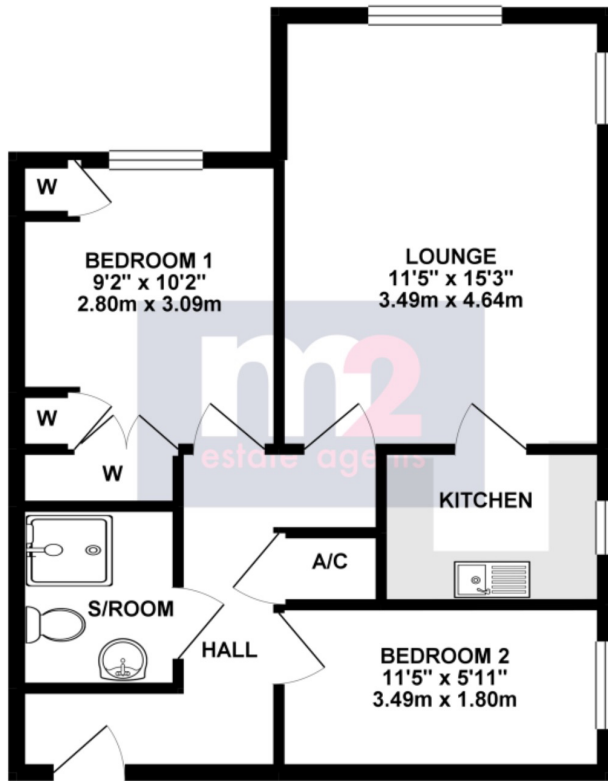
Mains electric, water and drainage

Council Tax Band:

Band C

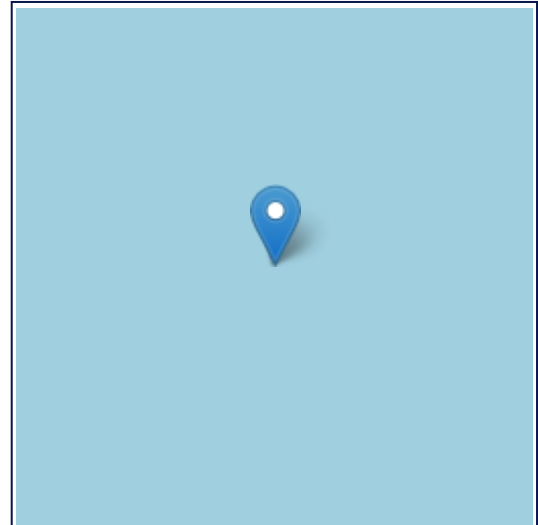


GROUND FLOOR 501.18 sq. ft.  
( 46.56 sq. m. )



TOTAL FLOOR AREA : 501.18 sq. ft. ( 46.56 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 HESPEC 6/20/24



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>	69	77
(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>		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 ( 1 Castle Court, Maryport Street , NP15 1RW ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_