



**Flat 7 Castle Court, Maryport Street, Usk.
NP15 1RW
£95,000
Tenure Leasehold**

- GROUND FLOOR RETIREMENT APARTMENT
- CONVENIENT LOCATION WITHIN USK TOWN
- ENTRANCE HALL
- LOUNGE
- MODERN KITCHEN
- 2 BEDROOMS
- REFITTED SHOWER ROOM
- WELL KEPT COMMUNAL GARDENS & PARKING
- HOUSE MANAGER, LAUNDRY ROOM & GUEST SUITE
- NO CHAIN

A well maintained ground floor retirement apartment situated in this convenient location within Usk town close to a excellent range of amenities.

The property has been updated to a good standard which has included a modern kitchen with Bosch integral appliances, fridge / freezer and oven / hob. Modern shower room, featuring large walk in shower, vanity sink unit and close coupled WC.

Further accommodation includes lounge that leads into the kitchen, two bedrooms with the master bedroom featuring built-in wardrobes, as well as storage and an airing cupboard. An oak engineered floor runs throughout the apartment.

The property occupies well kept communal gardens with parking area. Other facilities include a laundry room, guest suite, security intercom, emergency pull cords throughout, social seating area and house manager.

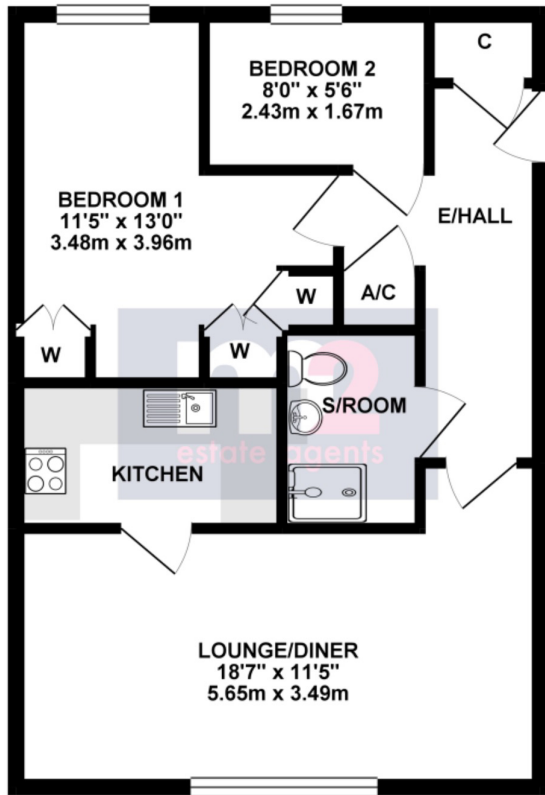
A monthly maintenance charge of £210.33pcm includes all external and internal upkeep of communal areas, lift service, house manager, buildings insurance and water rates. Ground rent and lease details TBC.

Services:
Mains electric, water and drainage.

Council Tax Band:
Band C

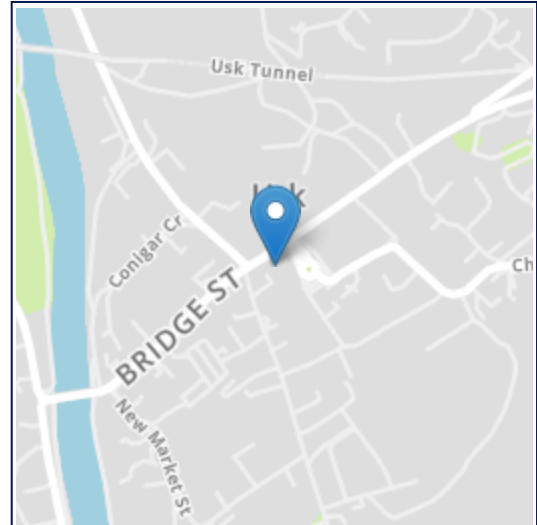


GROUND FLOOR 505.59 sq. ft.
(46.97 sq. m.)



TOTAL FLOOR AREA : 505.59 sq. ft. (46.97 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 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 is given to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	66	79
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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