



**9 Black Friars, The Meadows, Usk. NP15 1BZ**  
**£164,950**  
**Tenure Share of Freehold**

- WELL PRESENTED 1ST FLOOR APARTMENT
- IDEAL FIRST PURCHASE OR FOR RETIREMENT
- RECENTLY MODERNISED ACCOMMODATION
- EASY ACCESS TO USK TOWN
- ENTRANCE HALL
- LOUNGE WITH PICTURE WINDOW
- SUPERB KITCHEN
- CONTEMPORARY SHOWER ROOM
- COMMUNAL PARKING AND GARDENS

**17 Bridge Street, Usk, NP15 1BQ**  
**M2 Estate Agents Usk 01291 672827**  
**[www.m2ea.co.uk](http://www.m2ea.co.uk)**

A well maintained and recently modernised 1st floor apartment enjoying an open outlook to the front and lying within easy access of Usk town. The property offers ideal accommodation for a first time buyer or retirement.

An entrance hall with storage cupboard leads to a recently refitted kitchen having a built in oven and hob. An opening leads to a pleasant lounge/dining room with picture window enjoying an open outlook to the front.

Leading from the entrance hall is a double bedroom with built in storage cupboard/wardrobe and separate contemporary shower room having double walk in shower.

Outside:- A communal parking area and well maintained gardens.

Lease 962 years remaining. Maintenance £125.00 pcm

Services:

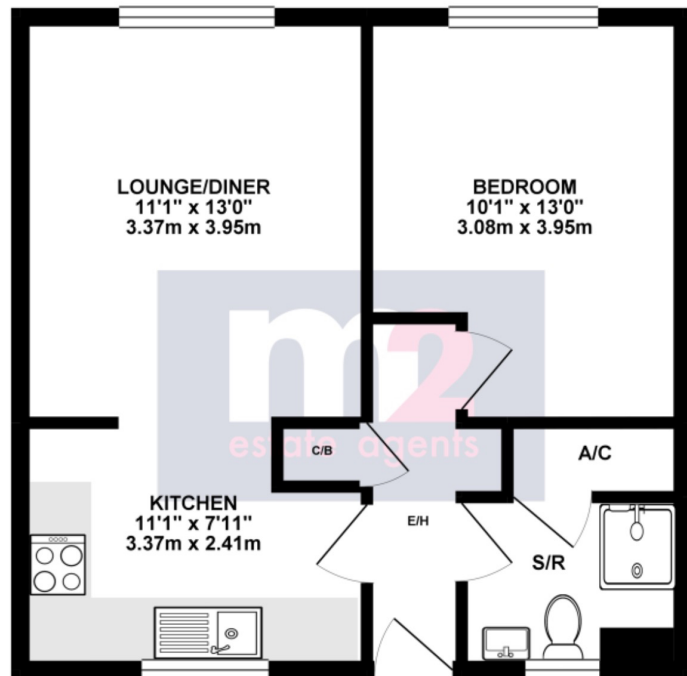
All mains services connected

Council Tax Band:

C

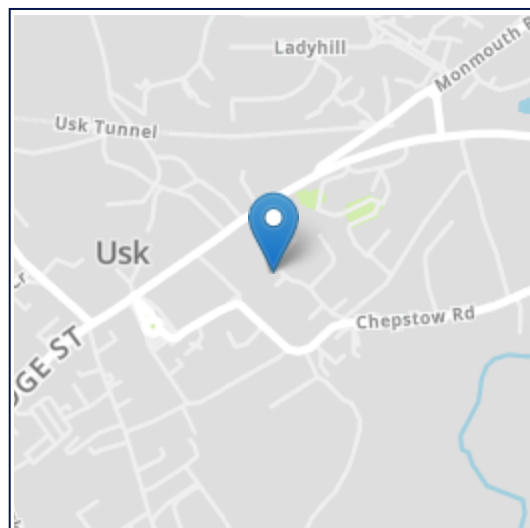


GROUND FLOOR 441.42 sq. ft.  
( 41.01 sq. m. )



TOTAL FLOOR AREA : 441.42 sq. ft. ( 41.01 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 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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(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>	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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