



**36 Maryport Street, Usk. NP15 1AE**  
**£300,000**  
**Tenure Freehold**

- 3 DOUBLE BEDROOMS
- 3 RECEPTIONS
- KITCHEN/DINER
- UTILITY ROOM
- LOW MAINTENANCE GARDEN
- NO CHAIN
- CENTRE OF USK
- REQUIRES MODERNISATION
- 1 ENSUITE SHOWER ROOM
- MAIN BATHROOM & SEPARATE SHOWER ROOM



A rare find this vast freehold ground floor flat boasts extensive accommodation and rear garden. Situated in the heart of Usk Town this former Chapel was converted in the late 80's and now offers a superb renovation opportunity.

The exceptionally well proportioned accommodation is accessed via a small communal hall. The main entrance opens to a spacious hallway leading to all rooms.

The lounge features a stone wall with fireplace and faces front. To the rear of the apartment is the dual aspect dining room opening on to a dual aspect sun room. Fully fitted the kitchen has ample space for a table and chairs and features a separate utility room. The light sun room opens onto the garden. All 3 bedrooms are double with 1 having an ensuite shower room. There is a further shower room and large main bathroom comprised of a 3 piece white suite.

Fully enclosed the low maintenance wraparound features a patio with steps up to a level garden. The garden has side access via the communal hallway.

Additional information:

Freehold. As the freeholder you will be responsible for arranging the buildings insurance. The first floor flat contributes 50% of the cost. All maintenance is split 50/50 with first floor flat. The lease is 999 years commencing 01/04/1989.

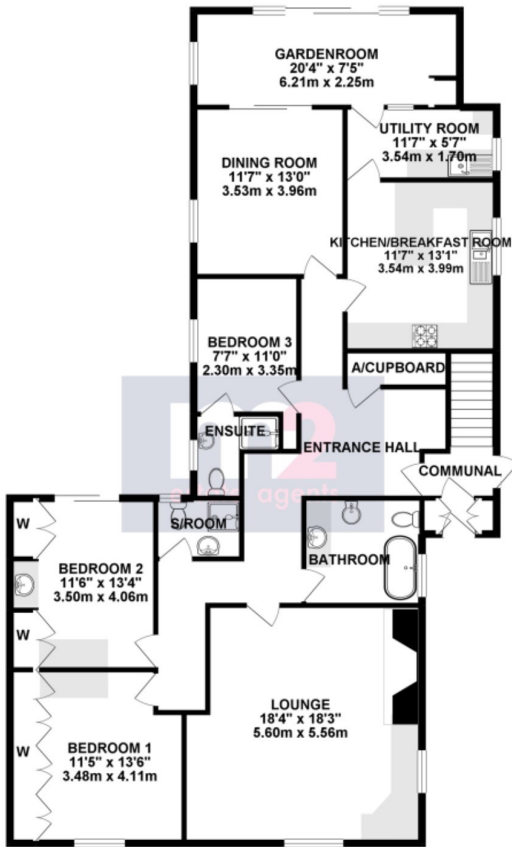
Services:

Council Tax Band:

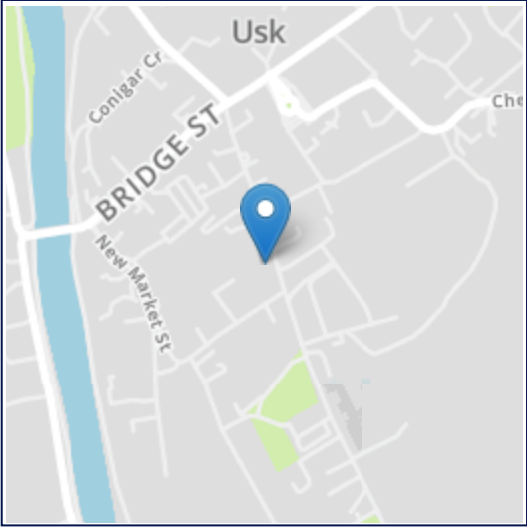
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GROUND FLOOR



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 as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	72	80
A		
(81-91)		
B		
(69-80)		
C		
(55-68)	72	80
D		
(39-54)		
E		
(21-38)	72	80
F		
(1-20)	72	80
G		
Not energy efficient - higher running costs		
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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