



**Flat 3 Castle Court, Maryport Street, Usk.
NP15 1RW
£90,000
Tenure Leasehold**

- CENTRE OF USK
- GROUND FLOOR RETIREMENT FLAT
- NO CHAIN
- HOUSE MANAGER, LAUNDRY ROOM & GUEST SUITE
- 1 BEDROOM
- SHOWER ROOM WITH WALK IN SHOWER
- KITCHEN
- LOUNGE
- WELL KEPT COMMUNAL GARDENS & PARKING

A well maintained ground floor retirement apartment situated in this convenient location within Usk town close to a excellent range of amenities. 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. The lounge has a feature turret dining area. Off the lounge the kitchen has both wall and base units, space for upright fridge/freezer, built in mid height electric oven and dual ring hob. The main double bedroom is a good size. Part tiled the shower room has been refitted with a walk in shower, vanity sink and close coupled w/c.

A monthly maintenance charge of a £186pcm includes all external and internal upkeep of communal areas, lift service, house manager, buildings insurance and water rates. The lease length is 962 years.

Services:

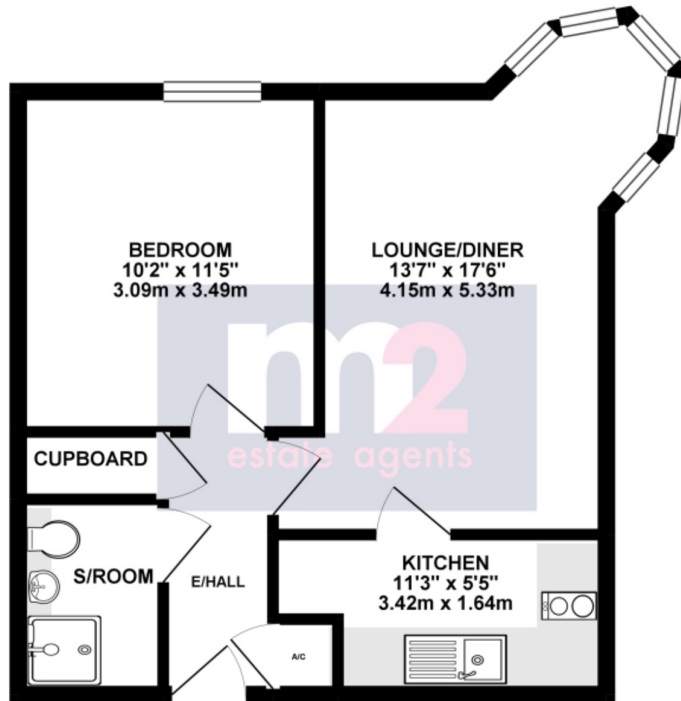
Mains electric, water and drainage

Council Tax Band:

C

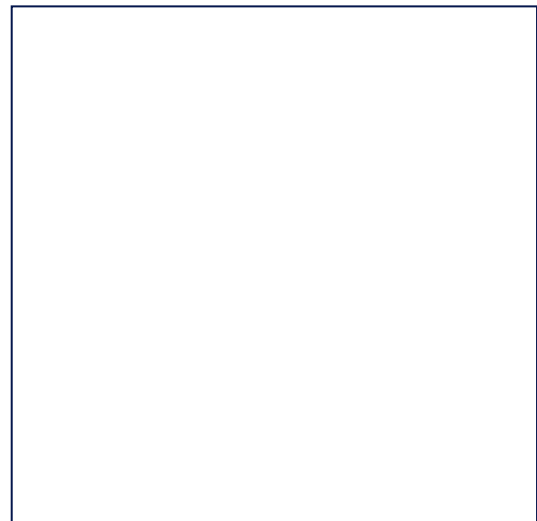
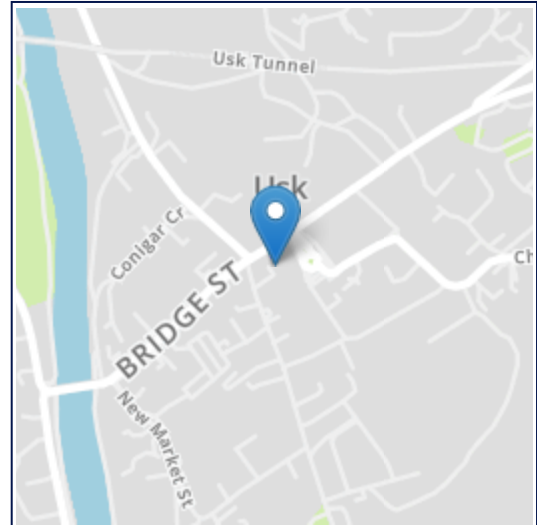


GROUND FLOOR 419.07 sq. ft.
(38.93 sq. m.)



TOTAL FLOOR AREA : 419.07 sq. ft. (38.93 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 the 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 Mapbox ES2024



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 3 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 _____