



11 Four Ash Court, Usk. NP15 1BF

£175,000

Tenure Leasehold

- NO CHAIN
- LARGE DOUBLE BEDROOM
- MODERN SHOWER ROOM

- LIGHT & AIRY LOUNGE/DINER
- DOUBLE BEDROOM WITH BUILT IN STORAGE
- MODERN KITCHEN WITH INTEGRATED APPLIANCES

Delightful mews development in the centre of Usk, situated within walking distance of local shops, doctors, dentist, pubs and eateries. This well maintained, spacious first floor flat benefits from a modern kitchen with integrated appliances and a new roof replaced in 2023.

An external stairway leads to a balcony giving access to three flats. The main entrance opens to a hallway with a cupboard housing the boiler. To the left is a spacious modern kitchen with modern units under a large window with integrated oven and electric hob with extractor over. There is ample space for a table and chairs. The shower room with front facing window features a close coupled w/c with vanity sink unit and shower cubicle. The spacious lounge features a picture window with views across to the church. Off the lounge is the large double bedroom with two double built in wardrobes either side of a dressing table.

A monthly maintenance fee of £70.00 is payable to the residents association. This fee covers the maintenance and decoration of all external walls, cladding, fascias, guttering and roof. All front gardens are cut and maintained as well as the communal parking area and pathways. All the roofs of Four Ash Court were new in 2023/24. Lease is 999 years commencing 1976 with 951 years remaining.

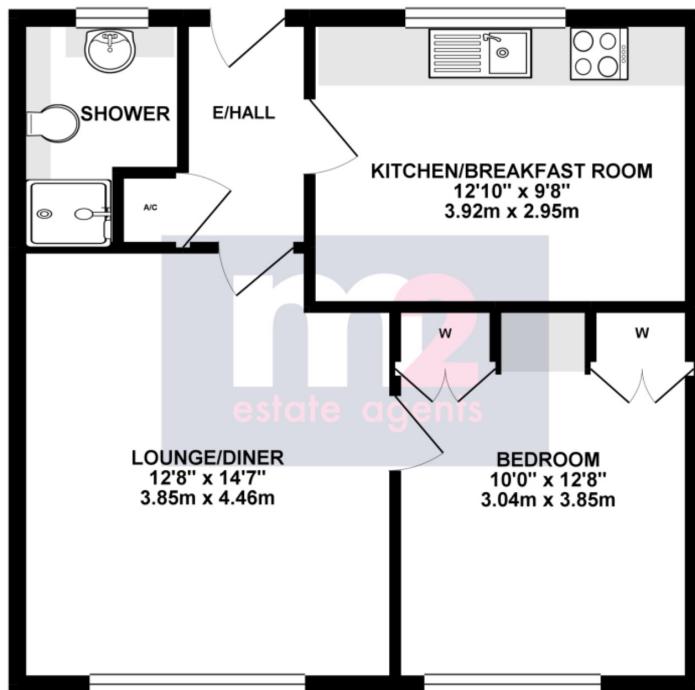
Services:

Council Tax Band:

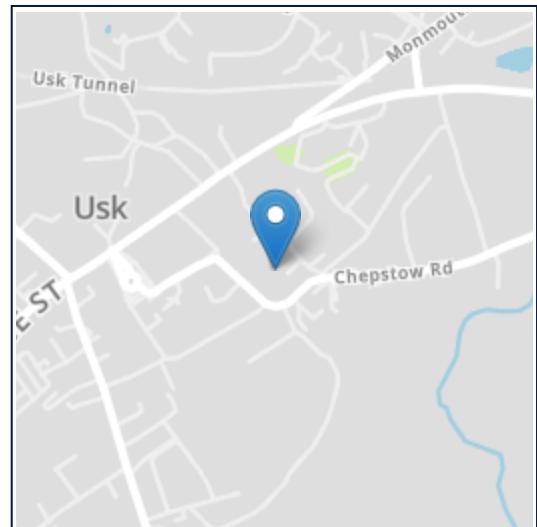
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GROUND FLOOR 504.68 sq. ft.
(46.89 sq. m.)



TOTAL FLOOR AREA : 504.68 sq. ft. (46.89 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and should not be relied on for any error, omission or misdescription. 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.
Last updated: 02/02/22



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		
England, Scotland & Wales		78
EU Directive 2002/91/EC		68

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 (11 Four Ash Court, Usk, NP15 1BE) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____