



**11 Four Ash Court, Usk. NP15 1BE**  
**£175,000**  
**Tenure Leasehold**

- NO CHAIN
- LARGE DOUBLE BEDROOM
- MODERN SHOWER ROOM

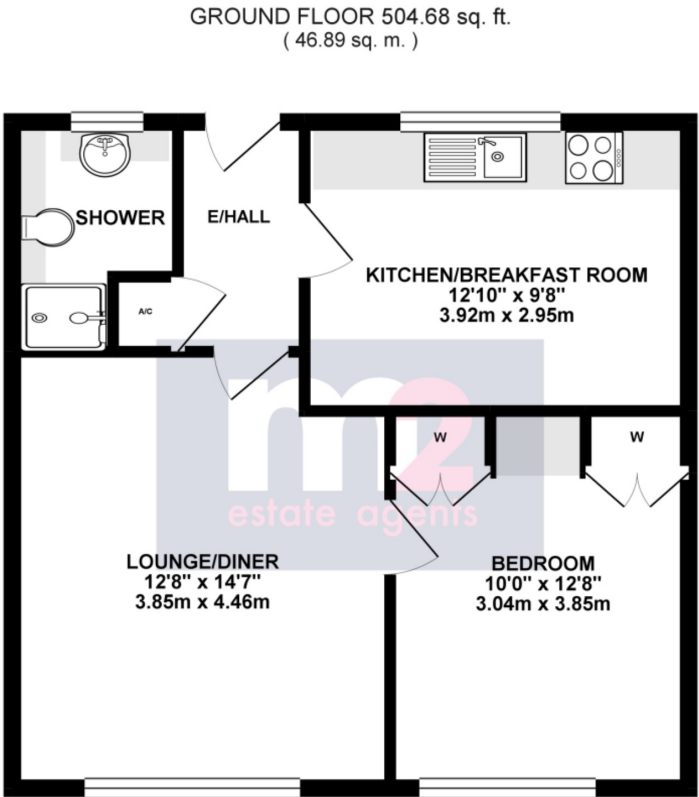
- LIGHT & AIRY LOUNGE/DINER
- DOUBLE BEDROOM WITH BUILT IN STORAGE
- MODERN KITCHEN WITH INTEGRATED APPLIANCES

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.

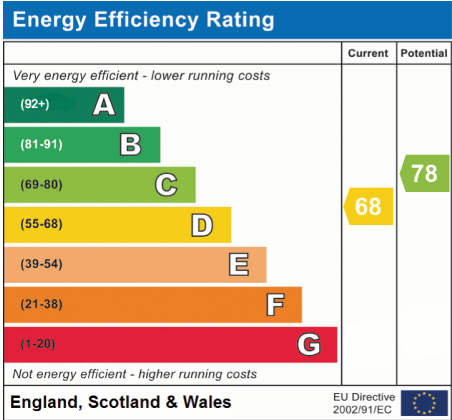
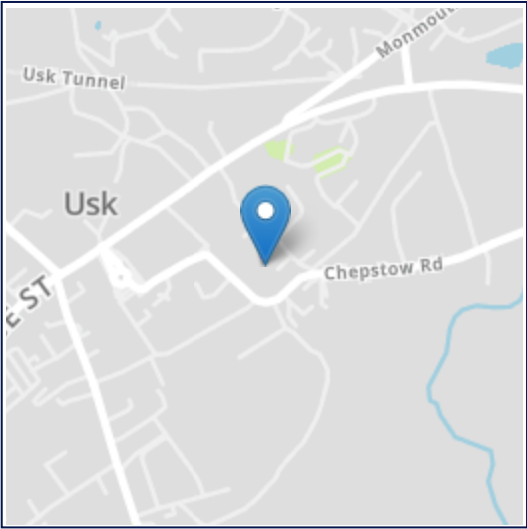
An external stairway leads to a balcony giving access to three flats. The main entrance opens to a hallway with a cupboard housing the boiler. To the left is a spacious modern kitchen with modern units under a large window with integrated oven and electric hob with extractor over. There is ample space 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:  
C



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, 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 as to their operability or efficiency can be given.  
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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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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 \_\_\_\_\_