



19 Four Ash Court, Usk. NP15 1BE
£229,950
Tenure Leasehold

- **SPACIOUS FIRST FLOOR APARTMENT**
- **CONVENIENT LOCATION WITHIN USK TOWN**
- **ENTRANCE HALL**
- **KITCHEN**
- **LARGE LOUNGE/DINER FULL HEIGHT BAY**
- **2 DOUBLE BEDROOMS**
- **MODERN BATHROOM**
- **COMMUNAL PARKING AND GARAGE**

Exceptionally well presented this spacious 1st floor apartment is situated within Usk town lying within easy access of a wide range of amenities.

To the first floor an entrance hall leads to a bright and large lounge/dining room with full height box bay window to front.

The kitchen features built in appliances and leads off the main hallway as does modern family bathroom with shower over bath.

2 double bedrooms lead off the lounge/diner.

Outside: A communal parking area with single garage located beneath the property.

Services:

All Main services connected

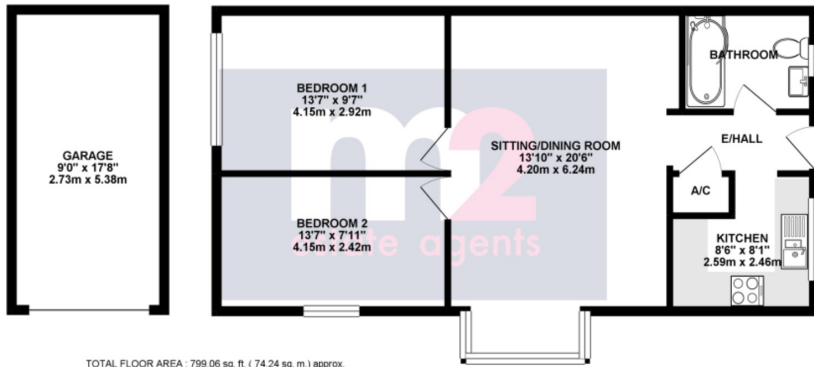
Council Tax Band:

D



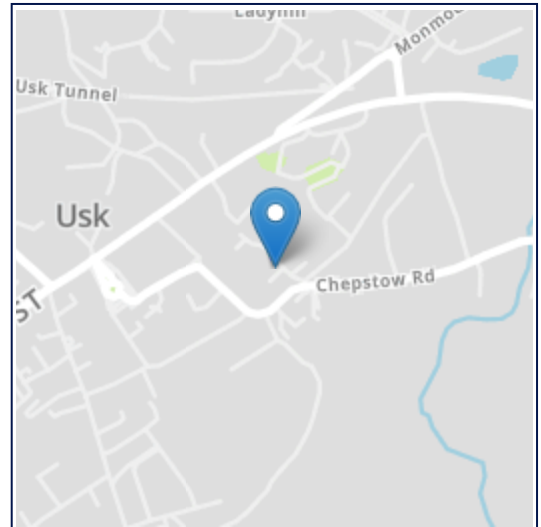
BASEMENT 158.52 sq. ft.
(14.73 sq. m.)

FIRST FLOOR 640.54 sq. ft.
(59.51 sq. m.)



TOTAL FLOOR AREA : 799.06 sq. ft. (74.24 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Issued with M2Logo ©2024



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	59	71
	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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I/We acknowledge that I/we have read and understand your terms letter and that these property (19 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 _____