



**Flat 1 The Lawns, New Market Street, Usk.
NP15 1BA
£230,000
Tenure Leasehold**

- GROUND FLOOR APARTMENT
- ALLOCATED PARKING
- COMMUNAL GARDENS
- OPEN PLAN LOUNGE & KITCHEN
- NO CHAIN
- STUNNING CHARACTER
- FOUR PIECE BATHROOM
- MASTER BEDROOM (PREVIOUSLY 2 BEDROOMS)

Superb well proportioned ground floor apartment in the heart of Usk town, set in stunning communal grounds with allocated parking. Forming part of this Grade II listed Georgian building the apartment boasts its own private entrance.

Accessed at the front of the building the main door leads into the open plan kitchen. Fully fitted with wall and base units incorporating built in oven, fridge/freezer and gas hob with extractor above. A breakfast bar divides the lounge from the kitchen. High ceilings throughout the apartment add to the feeling of grandeur, along with the double height sash windows flooding in light. A central fireplace is the focal point of the lounge with cabinets and shelving either side, plaster corning and picture rails add to the character. An inner hall gives access to the four piece bathroom with shower over the bath. and bedroom. Dual aspect the exceptional bedroom again is flooded with light through the double height sash window and shuttered side doors. A fireplace is centrally located with plaster corning and pictures rail above.

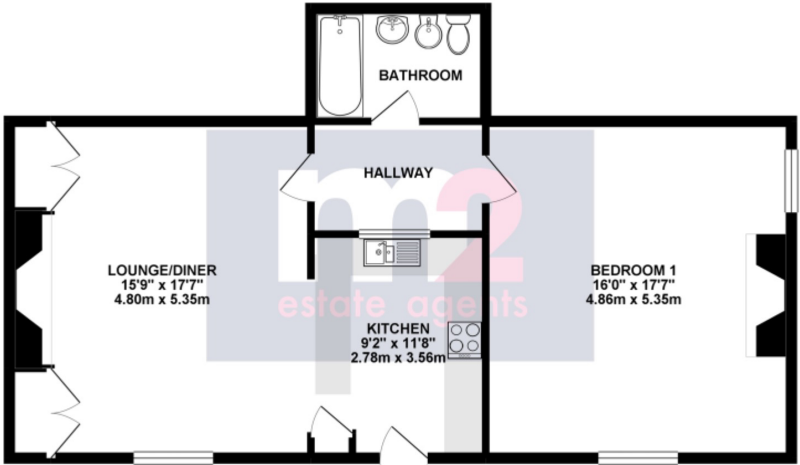
Outside a an allocated parking space is conveniently positioned by the main entrance to the front of the building, with sweeping lawns adorning the communal gardens to the rear.

Ground Rent of £50 per annum, with each owner being an equal shareholder in The Lawns management company and which administers maintenance and levies a monthly service charge of £80 to include buildings insurance and garden maintenance.

Services:
all mains services connected
Council Tax Band:
D

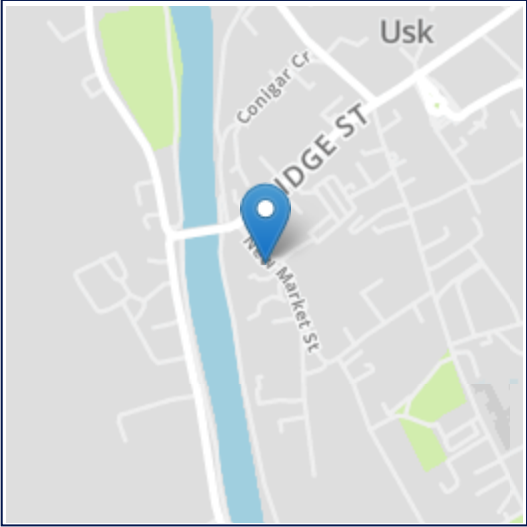


GROUND FLOOR 770.77 sq. ft.
(71.61 sq. m.)



TOTAL FLOOR AREA : 770.77 sq. ft. (71.61 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 misstatement. 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+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) 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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