



**Flat 1 Llys Tadcu, Maryport Street, Usk. NP15  
1ED**

**£245,000**

**Tenure Share of Freehold**

- ALLOCATED PARKING SPACE
- ENTRANCE HALL WITH STORAGE
- KITCHEN/DINING/LOUNGE
- LARGE BEDROOM
- FOUR PIECE BATHROOM
- PATIO GARDEN
- FURTHER COMMUNAL GARDENS
- OVER 740 SQ FT OF ACCOMMODATION
- CONTEMPORARY KITCHEN
- CENTRE OF USK



Exceptionally spacious ground floor apartment with allocated parking and patio garden. Ideally located in the heart of Usk town, walking distance of all local amenities. Superbly presented throughout, viewing is essential to fully appreciate the size of the internal accommodation.

Allocated parking space directly outside the apartment entrance.

The private entrance door opens to a spacious hall with two storage cupboards.

French doors from the 21ft, dual aspect lounge/dining room lead to an enclosed patio garden. There is ample space for 2 large sofas and an eight seat dining table. Open plan to the lounge the contemporary gloss kitchen features wall and base units with metallic splash back. There is a built in oven with gas hob, space for an upright fridge/freezer and washing machine.

Overlooking the communal gardens the large bedroom has plenty of space for two triple wardrobes as well as further storage.

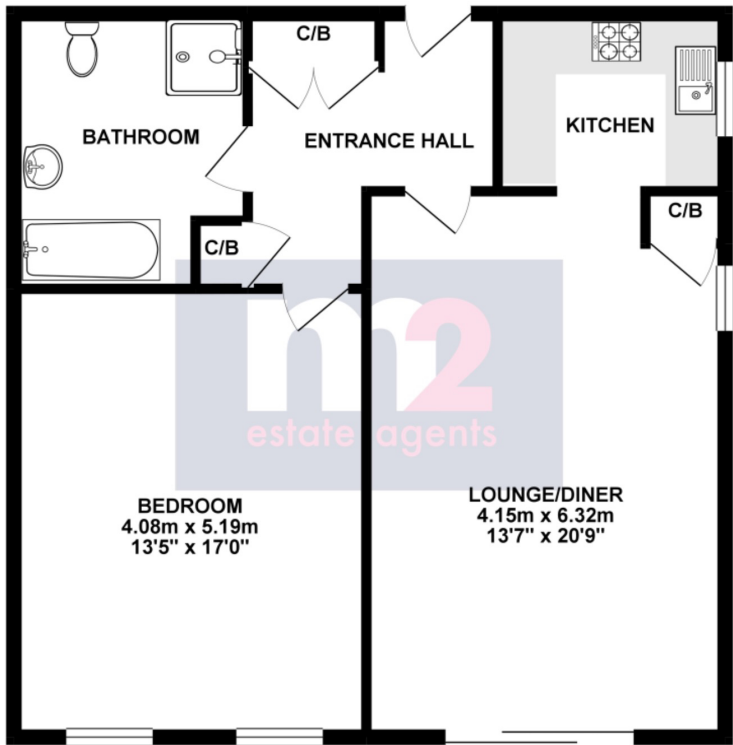
The four piece bathroom includes a panel enclosed bath, separate shower cubicle, low level w/c and pedestal sink.

Further information: Lease 993 years. Share of Freehold. Maintenance £60pcm. Council Tax band D

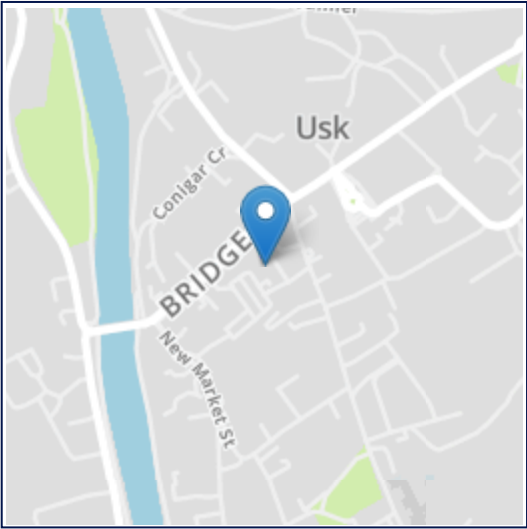
Services:  
All mains services connected  
Council Tax Band:  
D



GROUND FLOOR 68.97 sq. m.  
( 742.36 sq. ft. )



TOTAL FLOOR AREA : 68.97 sq. m. ( 742.36 sq. ft. ) 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 as to their operability or efficiency can be given.  
Made with Metrepro 6/2014



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	76	78
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.

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.