



**Flat 4 Castle Court, Maryport Street, Usk.
NP15 1RW
£110,000
Tenure Leasehold**

- 2 BEDROOMS
- SHOWER ROOM
- LOUNGE
- KITCHEN
- NO CHAIN
- CLOSE TO ALL AMENITIES
- CLOSE TO BUS STOP
- COMMUNAL GROUNDS & PARKING
- HOUSE MANAGER & GUEST SUITE
- LAUNDRY ROOM

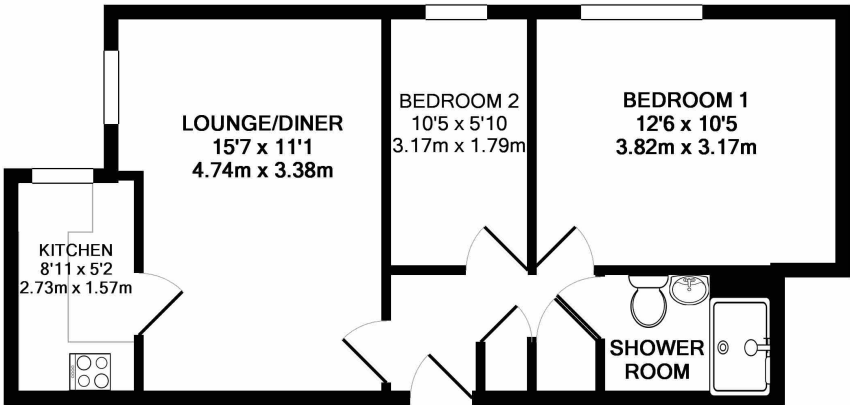
A well maintained ground floor retirement apartment situated in this convenient location within Usk town close to a excellent range of amenities.

The property has been maintained to a good standard with all principal rooms over looking the communal gardens. Part tiled the shower room features a large step in shower, pedestal sink and w/c. A Shaker style kitchen with window and integrated oven and hob is accessed via the lounge. There are two bedrooms a double and a single.

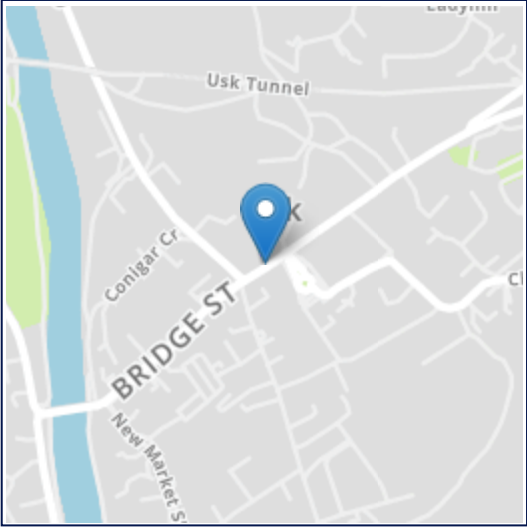
The property occupies well kept communal gardens with parking area. Other facilities include a laundry room, guest suite, security intercom, emergency pull cords throughout, social seating area and house manager.

A monthly maintenance charge of £192.67pcm includes all external and internal upkeep of communal areas, lift service, house manager, buildings insurance and water rates. Lease circa 962 years remaining.

Services:
Mains electric, water & drainage
Council Tax Band:
C



Measurements are approximate. Not to scale. Illustrative purposes only
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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 (Flat 4 Maryport Street, Usk, NP15
1RW) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____