



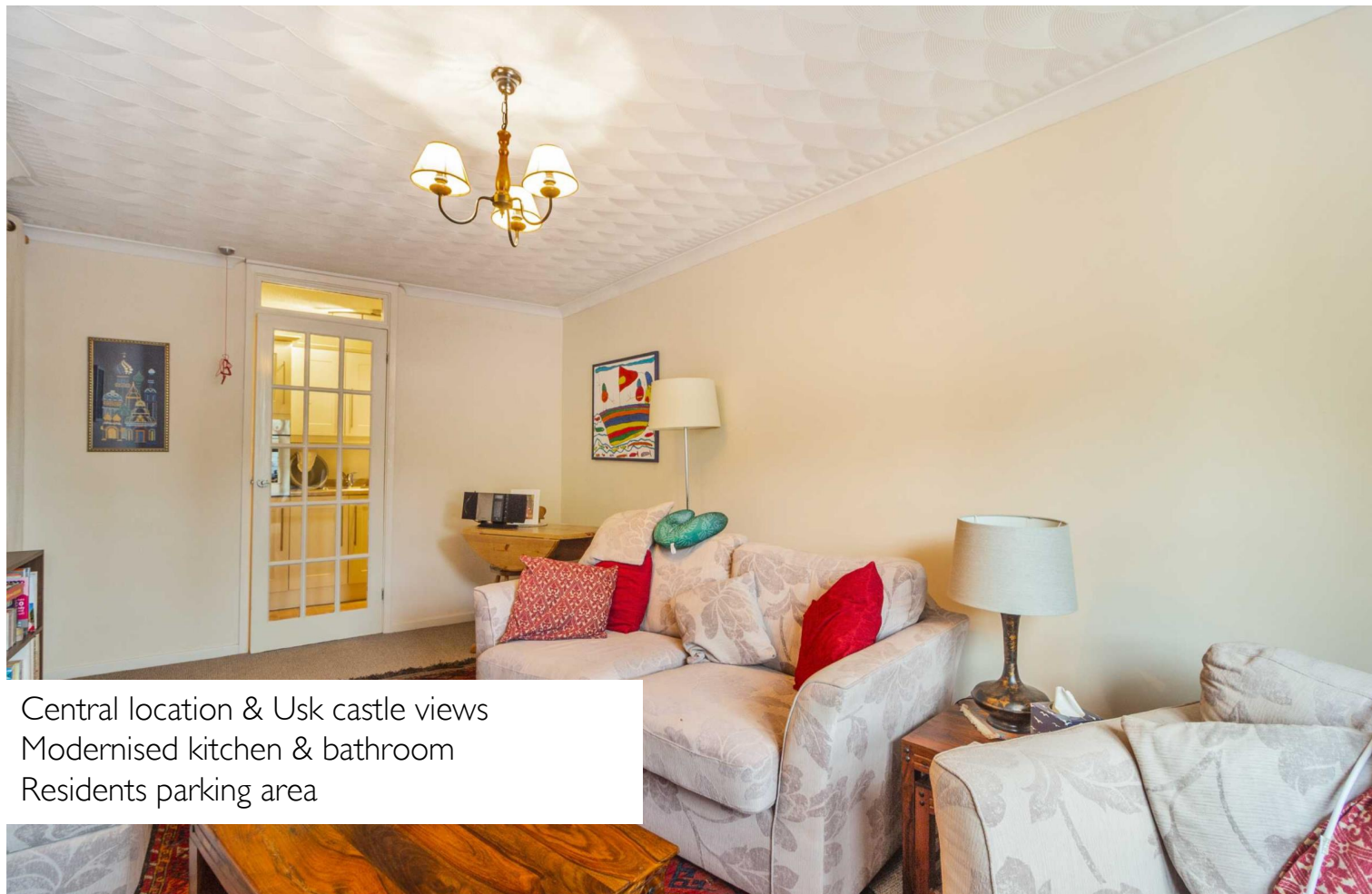
USK

Guide price **£85,000**



FLAT 20 CASTLE COURT

Monmouthshire NP15 1RW



Central location & Usk castle views
Modernised kitchen & bathroom
Residents parking area

This first floor flat is one of 28 self contained apartments in Castle Court providing sheltered accommodation for the retired.

The primary entrance is off Maryport Street and is convenient to the excellent local shopping facilities of Usk which also provides opportunities for participation in community activities.

There are several public houses, restaurants, coffee shops nearby, as well as the renowned White Hare Distillery which provides an excellent ambience while enjoying a relaxing Gin and Tonic.

A fully furnished guest room can be reserved for visiting friends and relatives and there is a laundry for mutual use by the residents. There is an emergency alarm call and door entry phone system.

Residents parking area. Day to day management of the development is cared for by Melin under a monthly service charge which includes external maintenance, garden, scheme manager, building insurance and water rates.

STEP INSIDE

As you enter the communal hallway at Castle Court you are greeted by a seating area for use by residents, which is immediately outside the Laundry Room.

Following the ground floor corridor to the left will take you to the lift and stairway. The apartment is then down the first floor corridor.

Once inside, there is a private hallway with two cupboards, one allowing storage for coats/shoes/ironing board etc and the second being an airing cupboard with slatted shelving within.

The main living room has a pvc double glazed bay window with views towards Usk Castle, coving to the ceiling and wall mounted storage heater.

Accessed from the main reception room via a multi-paned and panelled door is the kitchen, fitted with a range of contemporary wall and base units with inset stainless steel sink and drainer with mixer tap over.

There is also a built-in oven and 4 ring electric hob set into the work surface over and tiled splashback to the walls.

Ceiling mounted fan. There is space for tall fridge freezer if required.

The bedroom is of generous proportions and also boasts a pvc double glazed window with views towards the Castle and wall mounted storage heater.

From the entrance hallway, you can access the shower room, which is fitted with a contemporary white suite and features a shower enclosure with electric shower within.

There is a close coupled w.c and wash hand basin. Fully tiled walls.

Guide price
£85,000



KEY FEATURES

- Retirement apartment
- First floor
- One bedroom
- Re-fitted kitchen
- Central Usk location
- Usk castle views



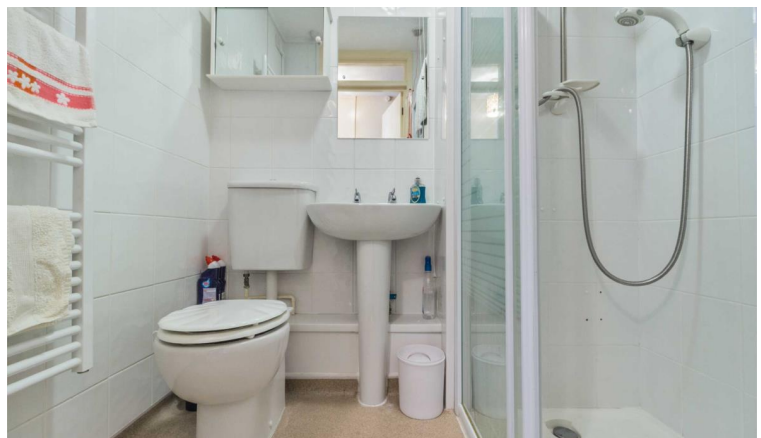
STEP OUTSIDE

Externally, the property has ample parking for residents' vehicles and communal grounds.

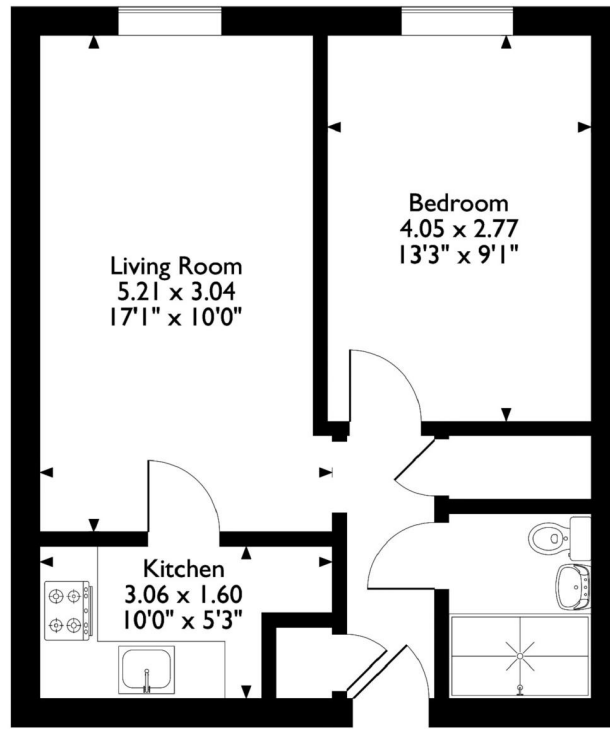
AGENTS NOTE:

Lease remaining - 964 years (2022)

Service charge - £1,887.00 p.a



Approximate Gross Internal Area
40 Sq M/431 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

DIRECTIONS

Castle Court may be found by turning into Maryport Street opposite The Three Salmons Hotel. Its entrance will be found on the left hand side in about 40 yards. Access to all of the flats is through the main front entrance.



INFORMATION

Postcode: NP15 1RW
Tenure: Leasehold
Tax Band: C
Heating: Electric
Drainage: Mains
EPC: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		79	86
EU Directive 2002/91/EC			

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