



USK

Guide price £250,000



FLAT 2, TRELAWNEY HOUSE

Maryport Street, Usk, Monmouthshire NP15 1AB



Charming two-bedroom apartment in Usk
Functional living spaces and shared garden
Convenient access to local amenities and charm

Flat 2 in Trelawney House offers a comfortable living environment ideal for those seeking home in the charming town of Usk, Monmouthshire. Designed with modern living in mind, this flat features two bedrooms, a stylish bathroom, and an inviting reception room that leads to the practical kitchen area.

The shared garden provides a pleasant outdoor space for relaxation and socialising, edged by hedges and greenery.

Local amenities, including shops and eateries, are conveniently within reach, ensuring a fulfilling lifestyle. Usk itself is renowned for its scenic surroundings and rich history, with the Usk Castle and delightful river walks offering plenty of exploration and leisure opportunities.

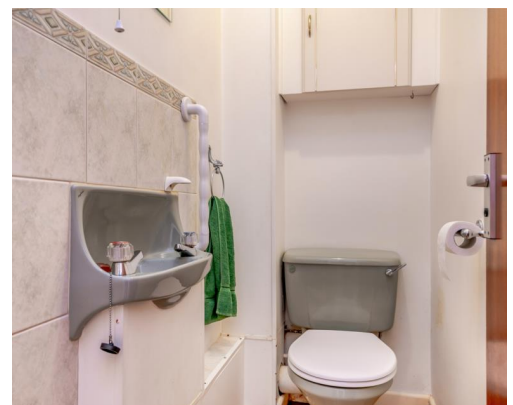
Whether you are looking to downsize or seeking an accessible first home, this well-located apartment combines comfort and convenience.

Guide price
£250,000



KEY FEATURES

- Modern two-bedroom flat
- Well-arranged reception room
- Shared garden with greenery
- Convenient local amenities
- Secure garage space
- Close to Usk's scenic attractions



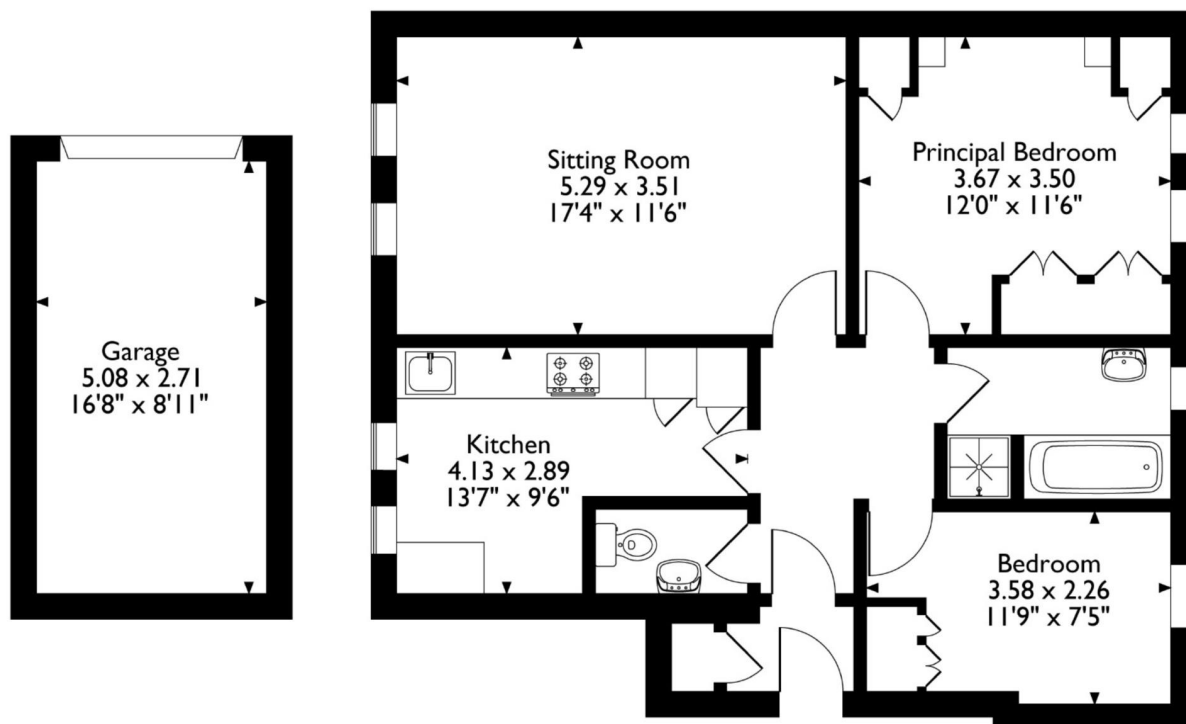
STEP INSIDE



Upon entering the flat, you step into a welcoming hallway, that in turn leads to the main reception room designed for both relaxation and entertainment. This space features smooth walls and window to the front, providing an airy feel.

The kitchen is adjacent to the main reception room and is practical yet charming, equipped with a good arrangement of cabinetry and worktops that offer ample space for meal preparation. The tiled floor complements the functionality of this area.

Trelawney House, Flat 2, Maryport Street, Usk
Approximate Gross Internal Area
Main House = 67 Sq M/721 Sq Ft
Garage = 14 Sq M/151 Sq Ft
Total = 81 Sq M/ 872 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.

Accessed off the main hallway, you will find two comfortable bedrooms, each benefiting from natural light to create a vibrant atmosphere.

The bathroom, conveniently located, comes fitted with a bathtub and a modern sink, with tiled surroundings contributing to a clean aesthetic. An additional toilet adds practicality for guests and daily use.

The thoughtful layout ensures that all areas are usable and inviting, designed to suit modern lifestyles without compromising on comfort.

Agents Note: The property is Leasehold please refer to Agent for details of Lease and charges.

Flat owners each own 1/4 share of Management co that hold freehold, so all decide by agreement.

STEP OUTSIDE



The exterior of Trelawney House presents a well-maintained facade that reflects the modern architecture of the flat, enhanced by decorative elements. Residents benefit from access to a shared garden, where paths meander through greenery, providing a pleasant outdoor area for relaxation or social gatherings with neighbours.

Carefully bordered by hedges, this garden offers a sense of space while ensuring some privacy. Additionally, there is garage space available for convenient vehicle storage.

With its balanced combination of residential living and outdoor areas, this property embodies a comfortable lifestyle amid the charm of Usk.

INFORMATION

Postcode: NP15 1AB
Tenure: Leasehold
Tax Band: D
Heating: Electric
Drainage: Mains
EPC: D





DIRECTIONS

Victory.nicer.allows



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	61	71
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

25 Bridge Street, Usk, NP15 1BQ
 01291 672212
 usk@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.