



USK

Guide price £160,000



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To book a viewing call 01291 672212

9 BLACKFRIARS

The Meadows, Usk, Monmouthshire NP15 1BZ



First floor apartment in the heart of Usk
Convenient location for many facilities
Communal gardens and parking

Set within the heart of the historic and much-admired market town of Usk, this first floor apartment enjoys a highly convenient and attractive location. Usk is renowned for its picturesque streets, traditional architecture and strong sense of community, offering a wealth of amenities within easy reach. The town centre provides a range of independent shops, cafés and public houses, together with everyday services and a well-regarded local school, making it an ideal setting for a variety of lifestyles.

The surrounding countryside adds further appeal, with beautiful walks along the River Usk and access to the wider Monmouthshire landscape, well known for its rolling hills and scenic routes. For a broader choice of shopping, dining and leisure facilities, the nearby towns of Monmouth and Abergavenny are easily accessible, both offering vibrant town centres and regular events throughout the year.

Despite its charming and semi-rural feel, Usk is well placed for commuters. Road and rail links provide convenient access to Bristol, Cardiff, London and the Midlands, making the town a popular choice for those seeking a balance between connectivity and a relaxed pace of life. This apartment therefore offers the opportunity to enjoy a historic market town setting without compromising on accessibility.



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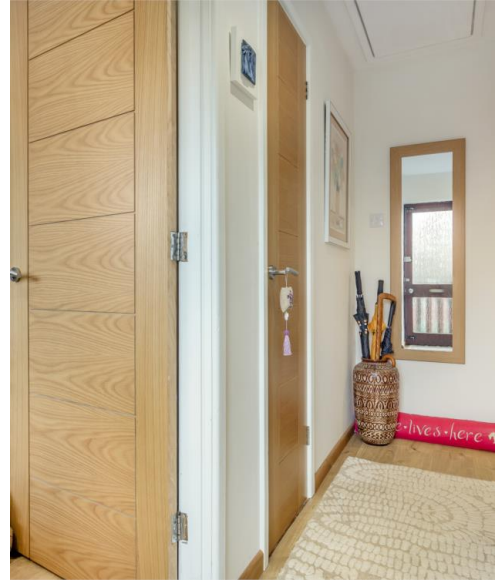


KEY FEATURES

- First Floor Apartment
- One Double bedroom
- Lounge with views
- Fitted Kitchen
- Shower Room
- Communal Parking and Gardens



STEP INSIDE

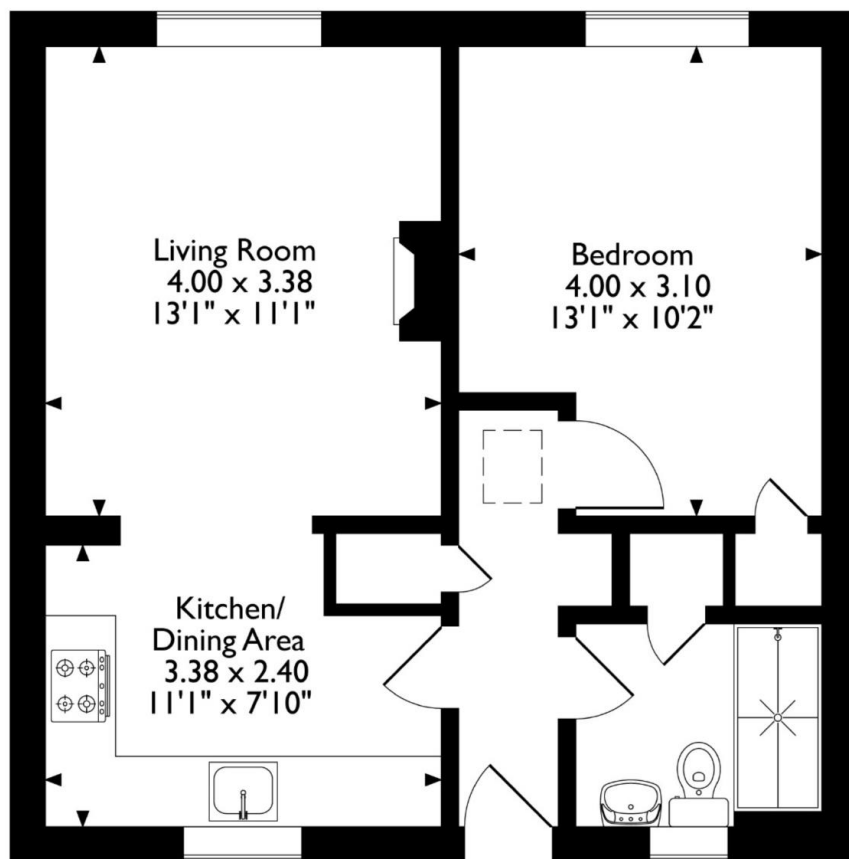


Step inside this well-arranged first floor apartment and you are welcomed into a central entrance hallway that provides access to all principal rooms, creating a practical and easy flow throughout the home.

Entered via the main entrance door, the hallway immediately offers useful built-in cupboard space along with a recessed area ideal for coats, shoes and everyday storage, helping to keep the apartment neat and uncluttered. There is also access to a handy loft space via a loft ladder.

To the left of the hallway lies the kitchen, a bright and airy space benefitting from a window to the rear that overlooks the communal grounds. This pleasant outlook enhances the sense of light and space, making the kitchen an inviting area for everyday use. The room is fitted with a range of wall and base units, offering ample storage, and is well equipped with an integrated oven and hob. There is space provided for additional appliances, including a washing machine and fridge-freezer, as well as room to accommodate a small table and chairs for casual dining.

9 Black Friars, The Meadows, Usk
Approximate Gross Internal Area
44 Sq M/474 Sq Ft



First Floor Flat

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.

A square archway leads seamlessly from the kitchen into the lounge, creating a sociable layout that works well for both relaxing and entertaining. The lounge itself is a generously proportioned room, positioned to the front of the property and enjoying a large picture window that allows natural light to flood in while offering far-reaching views. This impressive window forms a key feature of the room, enhancing the sense of openness. A feature fireplace provides a charming focal point, adding warmth and character to the space and allowing for a variety of furniture arrangements.

The main bedroom is also located to the front of the apartment and benefits from a window that mirrors the lounge's outlook, creating a bright and comfortable retreat. Built-in storage within the bedroom adds further practicality, ensuring excellent use of space without compromising on comfort.

Completing the accommodation is a contemporary shower room, stylishly finished and well appointed. The room comprises a modern w.c., a wash hand basin set within a vanity unit with storage beneath, and a double shower cubicle with glazed sidescreen and electric shower over. A window to the rear provides natural light and ventilation, adding to the fresh and modern feel of the space.

STEP OUTSIDE



Step outside and the property continues to offer well-maintained and practical communal spaces for residents to enjoy. To the front of the building there is a designated area for residents' parking, providing convenient access for everyday use. This is complemented by a neatly manicured lawned area, adding to the attractive and well-kept appearance of the development.

A pathway and steps lead around to the rear, where the main communal entrance to the apartment is located. To the rear of the property there is an additional enclosed communal garden, laid predominantly to lawn and offering a pleasant, sheltered outdoor space. This area is ideal for practical use, including the outdoor drying of clothes, while also providing a green and open setting to enjoy fresh air. Overall, the external areas are thoughtfully arranged and well maintained, enhancing the appeal of the apartment and its surroundings.

AGENT'S NOTE:

The property is leasehold with a share of the Freehold between the 5 apartments.

LEASE DETAILS

999 years from 24/4/1986

Service charge for 1/4/25-31/3/26 is £1,800

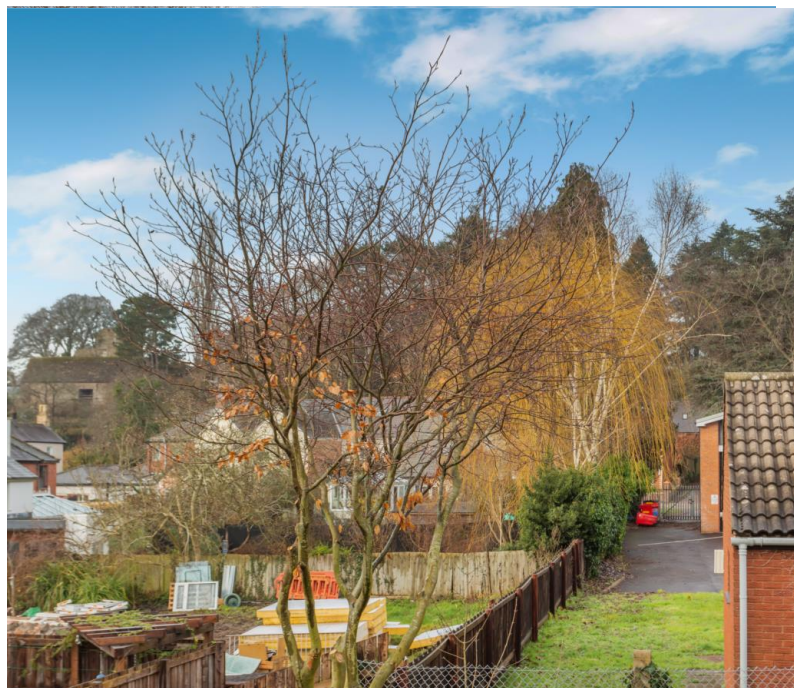
INFORMATION

Postcode: NP15 1BZ
Tenure: Leasehold - share of freehold
Tax Band: C
Heating: Electric
Drainage: Mains
EPC: C



DIRECTIONS

What3words: return.amending.incur



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	69	77
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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