



9 The Lawns New Market Street, Usk, NP15 1BA
Asking Price £235,000

OFFERED FOR SALE WITH NO ONWARD CHAIN! Located within the sought-after development The Lawns, this charming TWO BEDROOM GROUND FLOOR apartment offers a blend of character and modern comfort that is move in ready. The property features a spacious open plan living / dining area with sash windows over looking the rear communal gardens, perfect for relaxing or entertaining. The fitted kitchen is well-appointed, providing ample storage and workspace. There are two good-sized bedrooms, including a master with en-suite shower room, as well as a separate family bathroom. Further benefits include TWO ALLOCATED PARKING SPACES and well-maintained communal areas. Ideally situated in the heart of Usk, the apartment is just a short stroll from a range of local amenities, independent shops, pubs, and scenic riverside walks along the River Usk. Excellent road links provide easy access to nearby towns and cities, making it perfect for commuters.

EPC Rating: D, Council Tax Band: E



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
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Entrance

Communal entrance to;

Entrance Hall

Ecostrad IQ ceramic electric radiator, coving, built in storage cupboard housing water tank, doors to;

Living / Dining Room

19'3" x 16'0" (5.88 x 4.89)

Two double glazed sash windows to rear, coving, Ecostrad IQ ceramic electric radiator

Kitchen

9'8" x 9'8" (2.97 x 2.96)

Fitted with a range of base and eye level wall units, roll top work preparation surfaces over, inset stainless steel sink and drainer unit, inset electric hob with oven under, stainless steel filter hood over, ceramic tiled splash backs, plumbing for automatic washing machine, space for fridge freezer, double glazed sash window to side, coving, extractor fan

Bathroom

6'0" x 4'1" (1.85 x 1.27)

Three piece suite comprising; panelled bath, low level WC, pedestal wash hand basin, ceramic tiled splash backs, coving, extractor fan

Bedroom One

9'8" x 13'1" (2.97 x 4.00)

Double glaze sash window to front, coving, Ecostrad IQ ceramic electric radiator, door to;

En-Suite / Wet Room

6'1" x 6'7" (1.86 x 2.03)

Electric shower, ceramic tiled splash backs, pedestal wash hand basin, low level WC, double glazed obscure sash window to side, coving, extractor fan

Bedroom Two

9'1" x 13'1" (2.78 x 4.00)

Double glazed sash window to front, coving, Ecostrad IQ ceramic electric radiator

Outside

Front - Communal gardens, access to allocated parking area, door to communal entrance
Rear - Communal gardens, private parking for two cars in car park, tap connected, lawned area to the rear with views over the River Usk

Tenure

We have been advised that this property is Leasehold. To be verified

Agents Note

The Freeholder has applied for the length of lease to be extended - with each owner being an equal owner in the management company.

