



Selskar Court Usk Way, £110,000

- Modern open-plan living area
- Abundant natural light
- Stylish fitted kitchen
- Private balcony with views
- Pristine move-in condition
- Council tax band B
- EPC Rating: C





About the property

Presenting an immaculate one-bedroom flat, this modern property is a superb opportunity for first-time buyers and investors alike. Set in a convenient location with easy access to public transport links, local amenities, green spaces, and walking routes, this residence combines comfort with connectivity.

The flat boasts a generously sized double bedroom, providing ample space for relaxation and storage. The open-plan reception room seamlessly integrates with an equally stylish kitchen, which is illuminated by abundant natural light—creating an inviting living and dining space ideal for entertaining or unwinding. The kitchen offers modern fittings and a spacious layout, ensuring functionality and style for daily living.

Step out onto the private balcony to enjoy your morning coffee or evening gatherings, with views over the well-maintained surrounds. For added convenience, allocated parking is included, making city living both practical and accessible.

This property is presented in pristine condition, requiring no immediate works and allowing new owners to move straight in. Enhanced energy efficiency is assured with an impressive EPC rating of B, keeping running costs controlled. Council Tax falls within Band B, offering a manageable outlay.



Accommodation

Hallway

Kitchen And Living Room

16' 3" x 13' 6" (4.95m x 4.11m)

Bedroom

13' 7" x 10' 2" (4.14m x 3.10m)

Bathroom

Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

01633 221892

newport@peteralan.co.uk

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

