



## 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



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