



24 Stokes Mews
Newent GL18 1EU

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

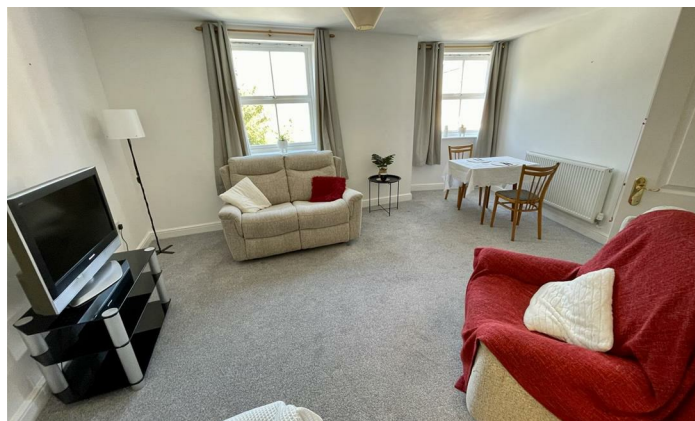
£115,000

A VERY WELL PRESENTED and SPACIOUS ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT FOR THE OVER 55's, with an ENERGY PERFORMANCE RATING OF B, located in the POPULAR STOKES MEWS DEVELOPMENT within the HISTORIC MARKET TOWN of NEWENT, all being offered with NO ONWARD CHAIN.

Newent offers a range of shops, supermarkets, primary and secondary school, churches of various denominations, health, sports and community centres and library.

Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.

For the commuter access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away for connection with the M5 motorway, linking up the Midlands, and the North, Wales and the South.





Enter the property into a communal area with staircase or lift access to first floor landing. There is a welcoming ground floor communal room for residents and visitors to enjoy each other's company with kitchenette and seating. Door from the first floor landing leads into:

ENTRANCE HALL

Emergency alarm, thermostat controls, door leading to boiler cupboard housing the gas fired combi boiler and consumer unit.

LOUNGE / DINING ROOM

17'6 x 14'4 max (5.33m x 4.37m max)

TV point, telephone point, double radiator, two front aspect UPVC double glazed sash effect windows having a pleasant elevated outlook. Opening through to:

KITCHEN

10'5 x 6'4 (3.18m x 1.93m)

A range of base and wall mounted units with laminated worktops and splashback, integrated CDA double oven, four ring halogen hob, stainless steel splashback, extractor fan over, integrated Zanussi washer / dryer, built-in tall fridge / freezer, inset ceiling spot lights, one and a half bowl stainless steel single drainer sink unit with mixer tap.



BEDROOM 1

13'5 x 10'3 max (4.09m x 3.12m max)

Built-in wardrobe with sliding doors, hanging rails, shelving and drawer storage space, telephone point, TV point, emergency alarm, double radiator, front aspect UPVC double glazed sash effect window to front aspect offering a pleasant elevated outlook.

BATHROOM

8'06 x 7'3 max (2.59m x 2.21m max)

White suite comprising of panel bath with mixer tap above, shower over, pedestal wash hand basin with mixer tap, low-level WC, tiled walls, extractor fan, chrome heated towel rail, emergency alarm.

OUTSIDE

The property benefits from a communal courtyard garden.

AGENTS NOTE

Service charge £1,862 per annum.

Ground rent £550 per annum.

SERVICES

Mains water, drainage, electric, gas fired central heating.

Note - the gas, water and electric are all metered.

WATER RATES

Severn Trent - to be confirmed.



LOCAL AUTHORITY

Council Tax Band: A
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Leasehold. 110 years remaining as at 2023.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From our Newent office, proceed along the High Street, onto Broad Street, where the property can be found on the right hand side.

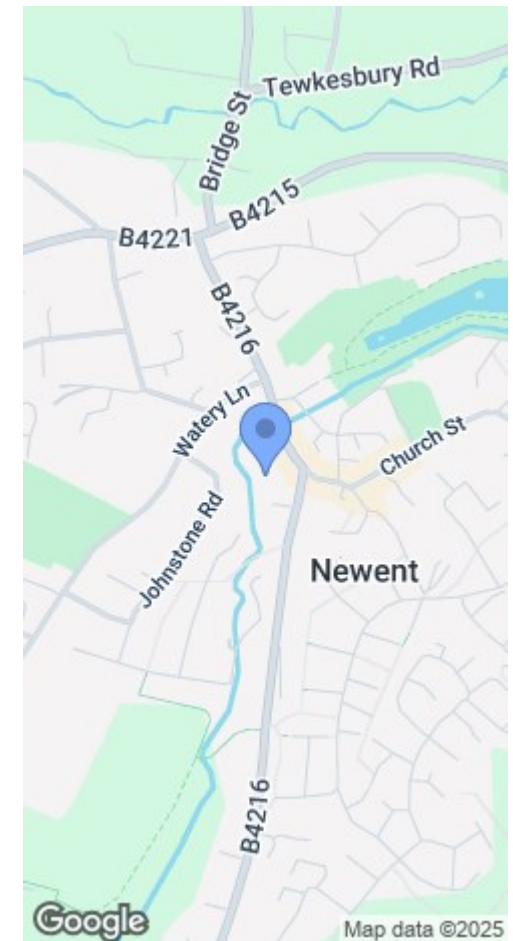
PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).





Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(22 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



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