



**40 Daffodil Court**  
**Newent GL18 1TY**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



## Guide Price £65,000

**\*\*OFFERS INVITED\*\***A ONE DOUBLE BEDROOM SECOND FLOOR RETIREMENT APARTMENT FOR THE OVER 60'S, KITCHEN with PLUMBING FOR WASHING MACHINE, LOUNGE with FIREPLACE, BEDROOM with BUILT-IN WARDROBE, COMMUNAL LAUNDRY ROOM (OPEN FROM 7.30 A.M. TO 8.30 P.M.), BEAUTIFUL COMMUNAL GARDENS with VARIOUS SEATING AREAS, within EASY WALKING DISTANCE TO THE MARKET TOWN OF NEWENT, all being offered with NO ONWARD CHAIN.

Newent itself offers a range of shops, supermarkets, a 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.

The bustling cathedral city of Gloucester is approximately 10 miles distance and the Cheltenham Spa town (the home of the Cheltenham Festival and Gold Cup) approximately 17 miles distance for more comprehensive facilities. The historic market towns of Ross-on-Wye, Ledbury and Monmouth are all within easy driving distance and the idyllic and picturesque villages within The Cotswolds are also a must to explore!

With a choice of many countryside walks including the renowned May Hill and The Malvern Hills, and the Forest of Dean with its sprawling woodlands and outdoor activities, the River Wye with all its water activities, all too within easy driving distance, the property is ideally situated and caters for all.

There are a wide choice of schools available with local primary and secondary schools in Newent and independent schools in Malvern, Monmouth, Cheltenham and Gloucester.

Access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away. The M50 connects you to the M5 motorway linking Midlands, North and South. The M50 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.







Entrance via solid timber door into:

### **ENTRANCE HALL**

8'10 x 5'8 (main area) (2.69m x 1.73m (main area))

Dimplex wall mounted heater, airing cupboard with hot water tank and slatted shelving, access to eaves space.

### **LOUNGE**

15'11 x 10'10 (4.85m x 3.30m)

Feature fireplace with inset electric fire, Dimplex wall mounted heater, side and rear aspect windows with pleasant outlook. Double doors lead to:

### **KITCHEN**

10'9 x 6'5 (3.28m x 1.96m)

Stainless steel single drainer sink unit with mixer tap, cupboard under, range of base and wall mounted units, integrated electric oven, cupboard above and below, four ring electric hob, cooker hood above, integrated fridge / freezer, tiled flooring, space and plumbing for washing machine, rear aspect window with a private outlook.

### **BEDROOM**

13'5 x 8'10 (4.09m x 2.69m)

Dimplex wall mounted heater, built-in double wardrobe via mirror faced concertina doors, hanging rail and shelving, side aspect window.

### **BATHROOM**

White suite comprising modern panelled bath, shower over, tiled surround, vanity wash hand basin, cupboards below, mirror, strip light and shaving point over, close coupled WC, heated towel rail, wall mounted convector heater, tiled flooring.

### **OUTSIDE**

Lovely communal gardens with various seating areas.

### **SERVICES**

Mains water, drainage and electric. Electric heating.

### **AGENTS NOTE**

There are ongoing remedial works planned for the cribb wall. For Further information please contact the office.

### **AGENT'S NOTE**

Ground rent charges of £425 p.a. Service charges of £3066 for 2023/2024.

### **WATER RATES**

Severn Trent - to be advised.

### **LOCAL AUTHORITY**

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

### **TENURE**

Leasehold. 125 years from 01/01/2008.

### **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, turn left onto Watery Lane where the access to Daffodil Court can be found via wrought iron gates on the right hand side.

### **PROPERTY SURVEYS**

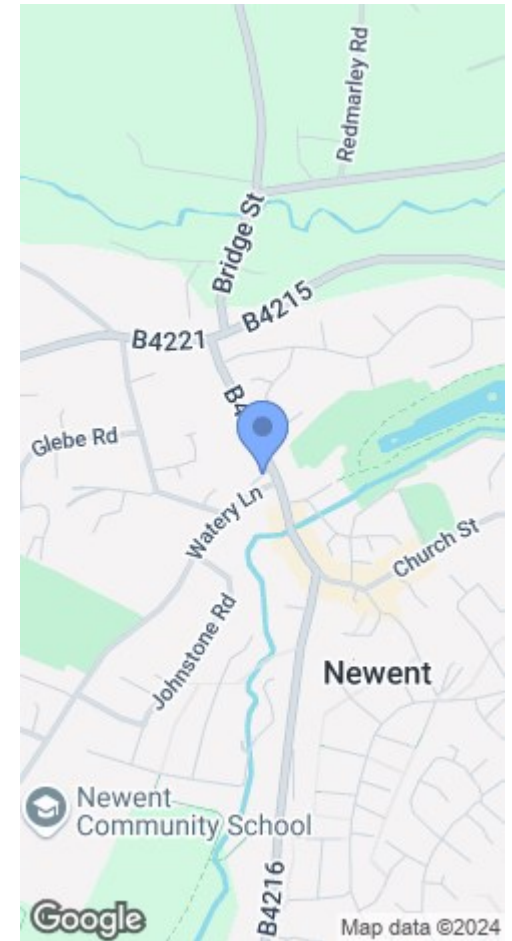
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



# GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2023



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
EU Directive 2002/91/EC	80	85	EU Directive 2002/91/EC
England & Wales			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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